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PLANNING DEPARTMENT
City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1160E - 2426 Greenwich Street
Location: Greenwich St. between Scott and Pierce Streets (Assessor's Block 512 Lot 008)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is to demolish a one-story over garage single-family residence with approximately 847 square feet (sq.ft.) to be replaced with a three-story duplex (two family residence) with about 3,620 sq.ft. located at 2426 Greenwich Street on the north side of Greenwich between Pierce and Scott Streets. The ground or first floor level of the new structure would have two parking spaces and a master bedroom, bath and laundry. The second floor, in conjunction with the living space on the first level, would complete (with two additional bedrooms, bath, kitchen and a living/dining space), a three-bedroom, two-level unit. The third floor is a self-contained two-bedroom dwelling unit. The project site is in a RH-2 (Residential House -- Two-Family) use district and 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Quickdraw Permit Consulting, (415) 552-1888, representing Irina Shenkar, owner.

Exempt Status:
_X_ Categorical Exemption [State CEQA Guidelines, Sections 15301(l)(1) and 15303 (b); Class Numbers 1(l)(1): Existing Facilities; and 3(b): New Construction or Conversion of Small Structures].

Remarks: CEQA Guidelines Section 15301(l)(1), or Class 1(l)(1), provides for an exemption from environmental review for the demolition and removal of an existing single family residence The existing building is a single-family residence of approximately 847 square feet. Therefore, the demolition portion of the project is exempt from environmental review under Class 1(l)(1).

(Continued on second page.)

Contact Person: Joan A. Kugler, AICP Telephone: 558-5983

Date of Determination:
1/5/2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for PAUL E. MALTZER
Environmental Review Officer

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cc: Jeremy Paul, Quickdraw Permit Consulting
David Linsey/Northwest Team Leader
Distribution List
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

Remarks, continued:

CEQA State Guidelines Section 15303 (b), or Class 3 (b), provides for an exemption from environmental review for a duplex or similar multi-family residential structure totaling no more than four dwelling units. The proposed project consisting of two units clearly falls within the definition of the Class 3(b) exemption. The existing dwelling according to Planning Department Records was built in 1907. The project sponsor submitted a historical evaluation of the existing structure by William Kostura, architectural historian. The conclusion of the report was that the building did not appear to be eligible for the California Register of Historical Places. After review of all pertinent information by the Preservation Technical Specialist, the Planning Department concurred with the determination of non-eligibility (see attached memo by N. Moses Corrette).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, including the possibility that the building may be eligible for the California Register of Historical Places. The building was found to not be an historical resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed development, construction of a duplex structure after demolition of a single-family residence, would have no significant environmental effects and the project would be exempt under the above-cited classifications.

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MEMORANDUM

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TO: **Joan A. Kugler,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **December 14, 2004**

RE: **Address 2426 Greenwich**
Block: 0512 Lot: 008
Case No.: 2004.1160E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   Demolition of an existing two-story, single-family dwelling located at 2426 Greenwich built in 1907. New construction will be a three-story, two-unit residential building.

2. **Property Description**
   The existing structure is a two-story, stucco-clad frame building with a symmetrical façade. The ground floor contains a garage door to either side of a central staircase. The upper floor contains a recessed entry in the center of the façade, flanked by a projecting slanted bay window to each side. There is a simple cove plaster cornice.

3. **Historic Rating/Survey**
   There is no prior survey data. The building was erected in 1907 according to Building permits. Research conducted by William Kostura in a report to the Planning Department dated September 2004, is located in the docket for case number 2004.1160E.

4. **Historic District/Neighborhood Context**
   The building was erected in a neighborhood that was destroyed by the earthquake & fire of 1906, and rebuilt in the first quarter of the 20th century, with some buildings erected in the mid 20th century, and some third-generation buildings erected within the past ten years. The existing building stock in the project vicinity is very mixed in terms of age and integrity, and there does not seem to be a California Register eligible district in the immediate vicinity. There is a City landmark on the opposite side of the street, down the block: the North End Police Station built in 1912, being Landmark No. 218.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

As outlined in the Kostura Report, F.G. Healy, a local builder, erected the property in 1907 for the widow of Patrick Connors, Mrs. Ellen Connors. In 1951, new owners altered the façade by removing ornamentation, and applying a coat of stucco the building. Several other alterations, including the insertion of two sets of garage doors, the installation of aluminum windows and the addition of terracotta to the front steps were carried out in the second half of the 20th century.

2. **Period of Significance**
1907-1951. The period for which the building had its original appearance.

3. **Character-Defining Features**
The features that define the building include the small front setback, the projecting bay windows and the central recessed staircase.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☐Retains	☒ Lacks
association.	☒Retains	☐ Lacks

The Kostura report suggests that the alterations carried out in the mid 20th Century cumulatively reduce the building's integrity of materials, design, workmanship, feeling and association. A more generous reading of the integrity of the building allows for retention of the property's integrity of materials, that is the mass of the building yet dates from 1907, workmanship, in that the structural and bulk of the interior and exterior finishes remain. Integrity of association is not bound by the physical attributes, therefore it can still be said to maintain an association with the lives of the owner/occupants.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The building is associated with the reconstruction of San Francisco following the disaster of 1906 (1906 to 1913), however loss of the buildings appearance and integrity of design would not allow this property to be contributory to this thematic district. The building is also associated with the lives of several persons in the 20th century, but it has been demonstrated satisfactorily that the persons themselves did not contribute significantly to the history of San Francisco, California or the nation to qualify this property for the California Register. Architecturally, this building does not qualify as a significant example of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic qualities. This property was not assessed for its potential to yield information important to the prehistory or history of San Francisco, California, or the nation.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☒ Not applicable

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2002.0695E

Location: 55 & ~~56~~ 65 Hiliritas Avenue (Assessor's Block 7552, Lot 022 and 023)

City and San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, single-family home and construct two, three-story, single-family dwellings on two separate lots. The 3,497-square-foot (s-f) parcel at 55 Hiliritas Avenue (Assessor's Block 7552, Lot 023) contains a 1,230-s-f single-family residential building, which is proposed for demolition. The existing building on this parcel is one-story over a basement, with a detached garage. The 2,500-s-f parcel at 65 Hiliritas (Assessor's Block 7552, Lot 022) is vacant. Each proposed new three-story, approximately 3,100-s-f building would be approximately 31 feet high and would contain one off-street parking space. The existing building on the project site was constructed in 1907. The site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Bruce Baumann (415) 397-7416

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 1(l)(1) and 3(a)]

REMARKS: Based upon the original building permit, San Francisco Planning Department records date the construction of the building at 55 Hiliritas to 1907. Sanborn maps show that the house was present by 1913,

(Continued on next page)

Contact Person: Nannie R. Turrell

Date of Determination:

January 11, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Bruce Baumann, Project Sponsor
Gabriel Ng, Project Architect
Sue Hestor, Attorney at Law
Historic List
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

the first house built in the vicinity of Hiliritas Avenue, and the only residence for a decade. Although the construction date places the building within the Edwardian period (1901-1910), the structure does not exhibit characteristics consistent with any of the main styles of this period. Alterations to the porch and windows may have removed elements that would have contributed to a particular style. The structure is clad in composition shingles. Wooden stairs lead from the street level to a wood-frame entry porch at the elevated first floor level. The entry door is half-glazed with side lite, and metal windows, both sliding and hung, are set into each façade. (See attached photographs.)

In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the existing building located on the project site is not an historical resource as defined by CEQA. This determination is based on the building itself, which lacks a distinctive architectural style; its location in a neighborhood, which is not a known historic district and is an eclectic mix of building shapes, sizes, and architectural styles; and archival research yielded no documentation indicating that the property is associated with any historic events or persons.

CEQA Guidelines Section 15301(l)(1) or Class 1 (l)(1) provides for the demolition and removal of individual small structures including one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would include the demolition of one single-family residence at 55 Hiliritas Avenue, and is therefore exempt under Class 1(l)(1).

CEQA Guidelines Section 15303(a) or Class 3 (a) consists of construction and of one single-family residence. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed project includes the construction of two approximately 3,100-square foot single-family residences, and is therefore exempt under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: **Nannie Turrell, Major Environmental Analysis**

CC: **Thomas Wang, Case Planner**
Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **December 14, 2004**

RE: **55 Hiliritas Street**
Block 7552, Lot 023
Case No. 2002.0695E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish the existing one-story-over-basement, single-family dwelling and construct a new three-story, single-family dwelling on the subject property.

2. Property Description

The subject structure is a wood-frame building with an above ground basement clad in wood shingles supported by a hipped roof on the west half and a gabled roof over the east half of the dwelling. The Department's Parcel Information Database provides a construction date of 1907 for the subject property. The dwelling is rectangular in plan and is adjacent to an existing undeveloped lot to the north (Lot 23). Currently both lots are under the same ownership and both lots contain active building permits for new construction.

According to the plans submitted, the main habitable level is approximately 1,230 square feet in size. Based upon the report prepared by Carey and Co. dated Revised November 29, 2004, the subject dwelling is not shown on any Sanborn Maps until 1913 and was identified as the first dwelling built in the vicinity on Hiliritas Avenue and the only residence for a decade. However, City records do show permit application filed by a Mrs. Lizzie Swartz to build a three-room house on the subject property in 1907.

According to the Carey and Co. report, the dwelling is clad in composition shingles; the roof features open eaves with exposed rafter tails. The primary entry is located at the southwest corner. Wooden stairs lead from street level to a wood-frame entry porch at the elevated first floor level. The entry door is half-glazed with a side lite to its north. Metal windows, both sliding and hung, are set into each façade. One original wood casement window remains on the south façade. A retaining structure suppports the front embankment and a tall wooden fence. Overgrown with foliage, the yard features no other related structures. Large coniferous trees are scattered across the site.

It appears a garage addition was constructed at the rear of the lot at an unknown date, since the Sanborn Maps in the 1950's show a larger and different footprint. Other than for minor entry porch and window changes and a kitchen and bathroom remodel between the 1950's and 1970s, the overall form of the building remained unaltered form construction until the early 1990s. It appears an addition to the rear of the dwelling was completed post 1991.

3. Historic Rating/Survey

The building does not appear on any architectural or historical survey. It is an unrated building.

4. Historic District/Neighborhood Context

The building is not located in any known historic district. The subject property is located in the Glen Park neighborhood. The majority of the buildings on the subject block face were constructed in the 1940s, 1950s, and 1960s. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles.

It is not entirely clear when the dwelling at 55 Hiliritas Avenue was constructed. If the assumption is 1907, as referenced in the Parcel Information Database, then the dwelling is considered within the Edwardian period (1901-1910). However, the building does not exhibit any characteristics consistent with any of the five main styles of this period (Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque

Revival, or Beaux-Arts). Perhaps alterations to the entry porch and windows may have removed elements that would have pointed to a more conclusive style category.

Based upon the Carey and Co. report (see Historical Resource Evaluation – Supplemental Information), no historic photographs of this dwelling were found and there is no apparent significant concentration or linkage among the dwellings in the immediate vicinity.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to the information submitted by Carey and Co., the Mrs. Lizzie Swartz, permit application for the construction of 55 Hiliritas Avenue doe not resided in the dwellings. Permits and directories indicated that local barber Herbert Holderness and his wife, Marie, owned and occupied the house from 1939 until Herbert's death in 1964. City Directory and permit research list Ole and Rose Marie Larsen as occupants from 1965 to 1967. Ronald Finley purchase the dwelling in 1968 and remained listed in the city directory as owner/occupant through 1982.

No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the Department.

2. Period of Significance

The subject property is believed to not be an historic resource so there is no period of significance.

3. Character-Defining Features

The subject property is believed to not be an historic resource so there are no characters defining features.

4. Integrity

Location,	☐ Retains	☐ Lacks
Design,	☐ Retains	☐ Lacks
Materials,	☐ Retains	☐ Lacks
Workmanship,	☐ Retains	☐ Lacks
Setting,	☐ Retains	☐ Lacks
Feeling,	☐ Retains	☐ Lacks
Association.	☐ Retains	☐ Lacks

The subject property is believed to not be an historic resource, so there are no integrity issues.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   a. **Event:** or ☐Yes ☒No ☐Unable to determine

   b. **Persons**: or ☐Yes ☒No ☐Unable to determine

   c. **Architecture:** or ☐Yes ☒No ☐Unable to determine

   d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

   The project sponsor researched the property and only uncovered some of the names of the building's owners, occupants, and permit history. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. Based upon the information provided, no other information regarding events, persons, or information potential was uncovered during research. Based on the information presented the subject building does not appear to be an historic resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

   ☐Yes ☐No ☒Unable to determine

G:\TBT\historic\55 Hiliritas Avenue.doc

4. Photographs (2004)

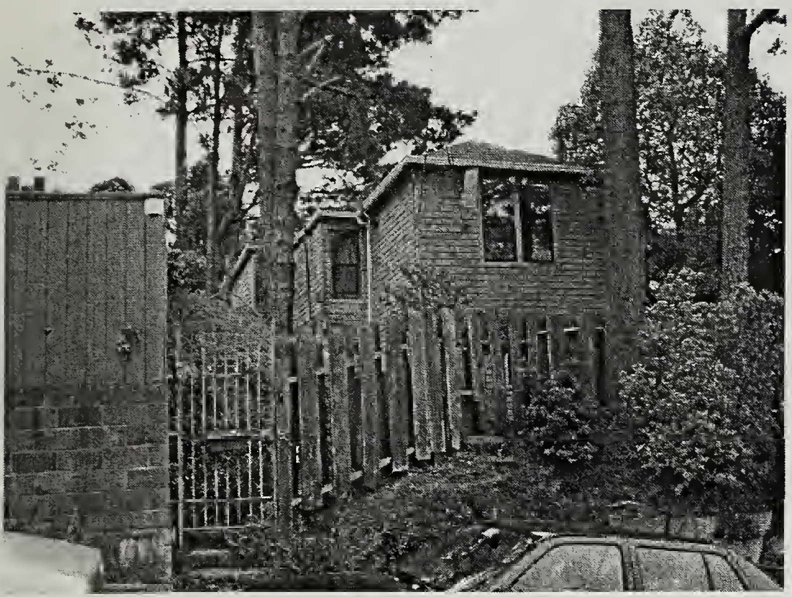

Fig. 1 - West façade (front)

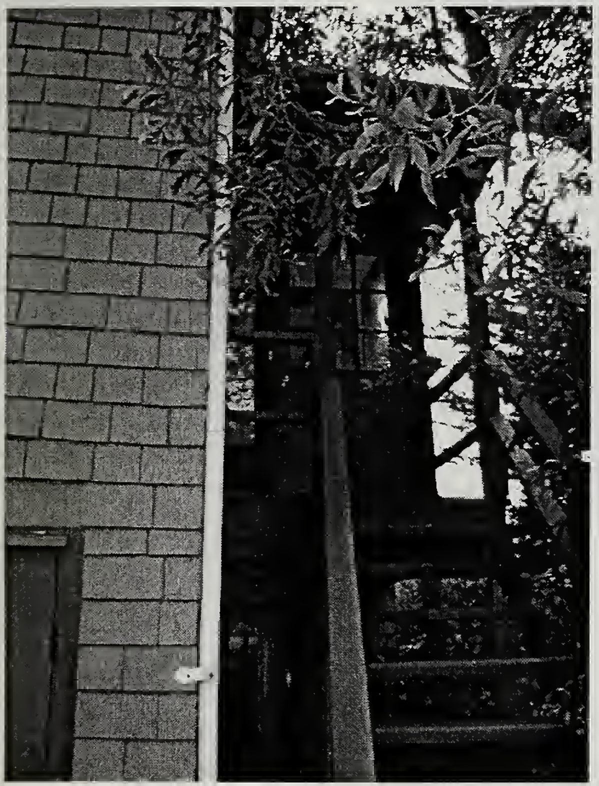

Fig. 2 - Entry porch at south-west corner of building

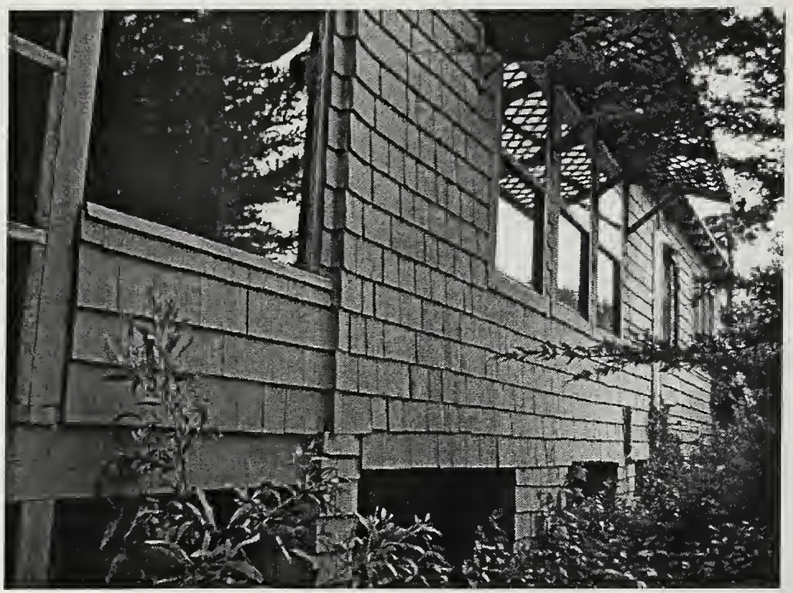

Fig. 3 – South façade, showing post construction

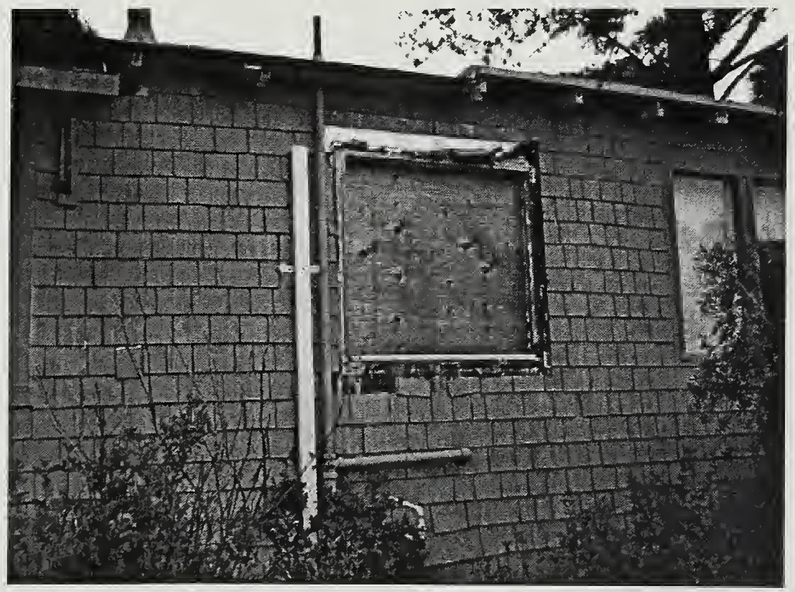

Fig. 4 – Missing window on south façade

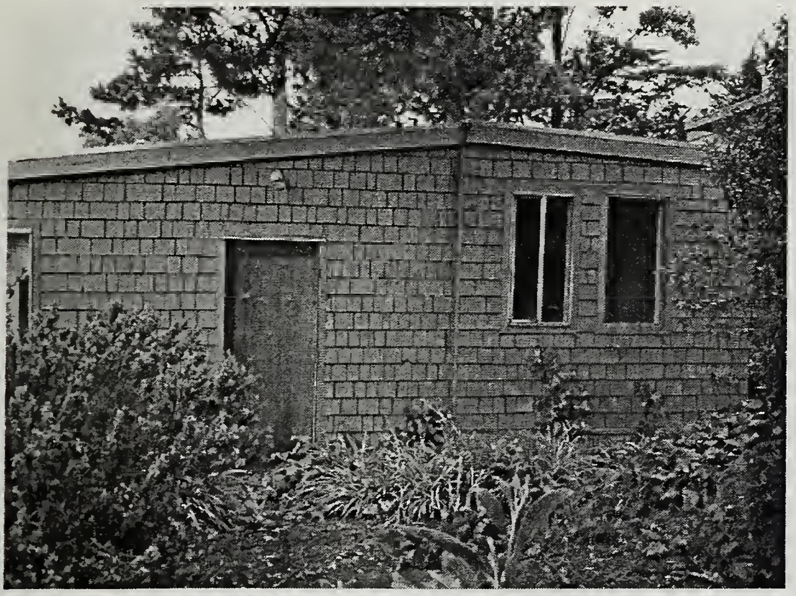

Fig. 5 – East façade of rear addition

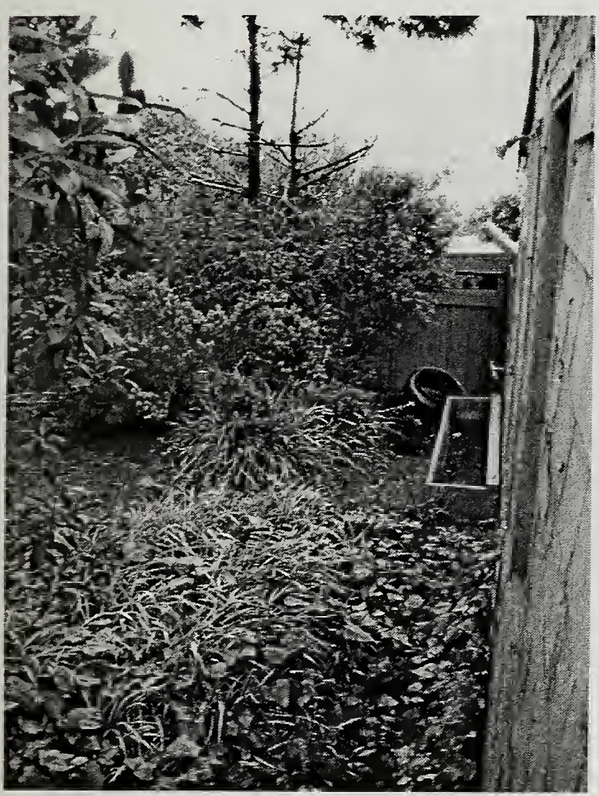

Fig. 6 – Rear yard

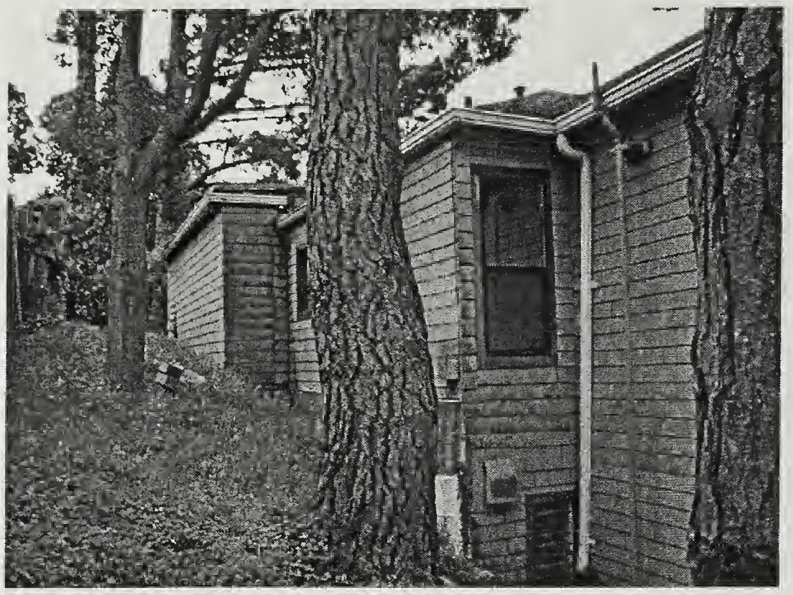

Fig. 7 – North façade and adjacent trees

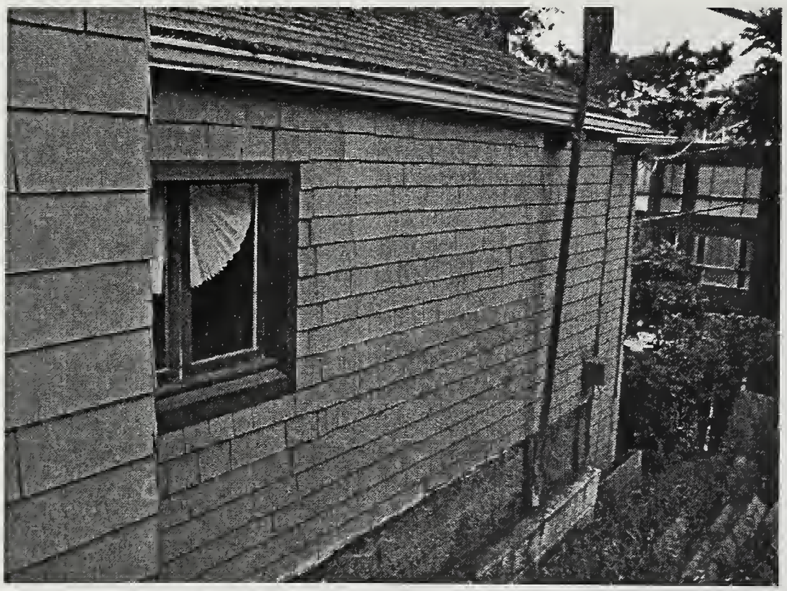

Fig. 8 – Remaining wood casement window on north façade

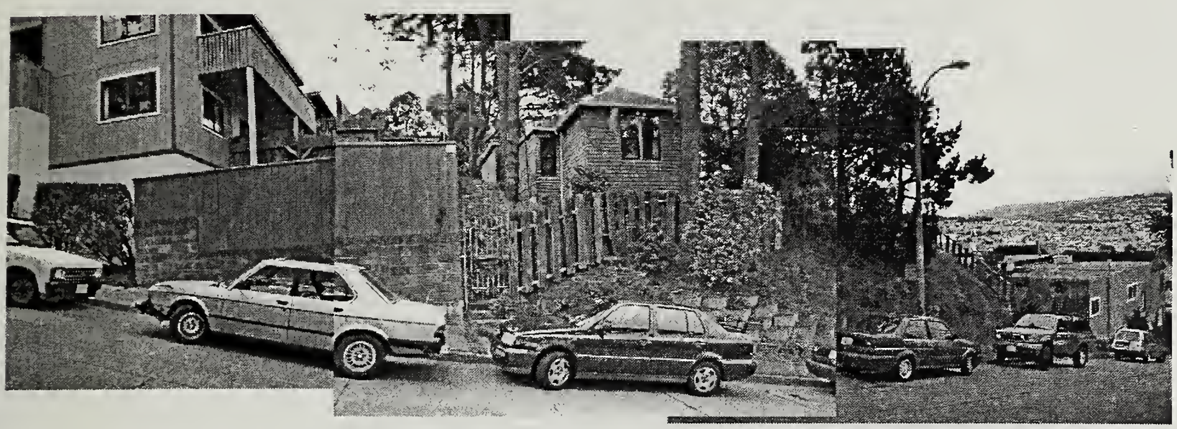

Fig. 9 – Block face (subject building at center)

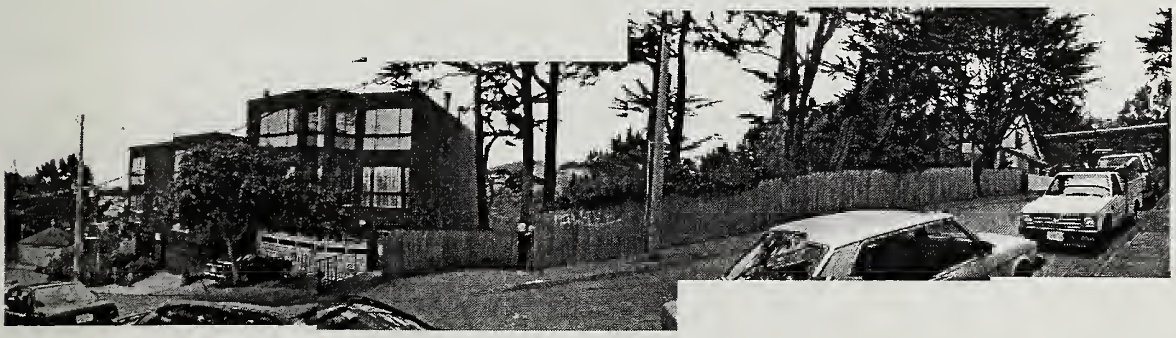

Fig. 10 – Facing block

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PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0909E
Location:	153 Prentiss Street (Assessor's Block 5654, Lot 032)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve an addition of approximately 450-square feet to an existing 450-square-foot (s-f), single-family home. The existing structure is approximately 24 feet tall. The proposed construction would add a vertical and horizontal addition by changing the roof from a pitched roof to a flat roof and raising the height by about three feet, and adding a small side addition at the north rear side of the house. The 1,750-s-f project site is located mid-block on the east side of Prentiss Street between Powhattan and Eugenia Avenues. The building on the project site was constructed in prior to 1900, and is not included in any historic or architectural surveys. The site is zoned RH-1 (Residential, House, Single-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Bruno Guarini, (415) 788-5566

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Section 15301(e), Class 1(e)

REMARKS:

Contact Person: Nannie R. Turrell (415) 558-5994

Date of Determination:

January 4, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc. Bruno Guarini, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution List
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion file

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REMARKS continued:

The proposed project would modify an existing single-family house, by constructing a vertical and horizontal addition. A new roofline would be created adding three feet to the height of the existing structure for a total height of 27 feet. Two new windows would be added at the second story on the front façade. The existing building on the project site was constructed prior to 1900. Water Department records indicate that water was turned on at the site in 1893. The residential structure is set back from the property line by approximately 17 feet. A single car garage is located within the front setback on the north side. The building's façade includes a two-story wall finished with horizontal siding

In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the existing building located on the project site is not an historical resource as defined by CEQA. This determination is based on the building itself, which lacks a distinctive architectural style and has undergone many alterations over the years; its location in a neighborhood, which is not a known historic district and is an eclectic mix of building shapes, sizes, and architectural styles; and archival research, which yielded no documentation indicating that the property is associated with any historic events or persons.

CEQA Guidelines Section 15301(e)(2) or Class 1 (e)(2) provides for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet (sf) if: a) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and b) the area in which the project is located is not environmentally sensitive. The proposed project would include an addition of 450 square feet to an existing 450-s-f residential structure. The project site is in the Bernal Heights district of San Francisco, a well-developed section of San Francisco. Therefore, the project is exempt under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	SFGOV.ORG/PLANNING

MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **November 30, 2004**

RE: **153 Prentiss Street**
Block 5654, Lot 032
Case No. 2004.0909E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The project is to legalize a second story addition and to add two new windows at the second story on the front façade of an existing two-story single-family dwelling that was constructed prior to 190; water department records indicate that water was turned on in 1893.

2. **Property Description**
The subject property is a 25-foot wide by 70-foot deep lot and is improved with a single-family house. It is setback from the front property-line by approximately 17-feet and features a single-car garage within the front setback on its north side. The lot is sloped both laterally from north to south and slopes downward from the street. The building's façade includes a two-story wall finished with horizontal wood siding with only the front entry door and two windows penetrating it. The façade is capped with a faux mansard cornice, and features very little trim or detailing.

3. **Historic Rating/Survey**
The project has not been included in any historic or architectural surveys to staff's knowledge.

4. **Historic District/Neighborhood Context**
The subject property is not within any existing or proposed historic district. The character of the subject block is mixed in terms of design quality and design style. While there are a few Italianate and Queen Anne style houses, most surrounding houses are constructed in a more contemporary style, suggesting they were constructed in the 1950s or 1960s.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons:** It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

There is no building permit history on this building except for re-roofing and doing the work described above under "project description". From observation and looking at the Sanborn maps, it does appear that building has undergone alterations without *the benefit of permit over the years. The Sanborn maps from 1991 and before do not show the front garage structure and show a generous side setback at the north side. The most recent Sanborn map and the existing building plans indicate that there has been an addition constructed on the north side as well as a front garage structure. The front façade wall is built across the entire width of the lot.*

2. **Period of Significance**
Staff does not believe this building is historically significant.

3. **Character-Defining Features**
Staff believes that the integrity of this building has been lost. The front façade is awkwardly proportioned with a largely blank wall and a faux-mansard cornice. The proportion of the building façade is not typical of a simple vernacular house constructed prior to 1900.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☐Retains	☒ Lacks
setting,	☐Retains	☒ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

As discussed above under "Character Defining Features", staff does not believe that the integrity of the structure has been maintained.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

Preservation staff does not believe that this project is a resource. The project sponsor provided a lineage of the parcel's ownership since 1896. *The project sponsor then searched the Public Library historic photograph database, San Francisco Chronicle Index, Biography Files, California Information File, Index to early*

California periodicals and newspapers. The search resulted in no information found about the structure its occupants or owners.

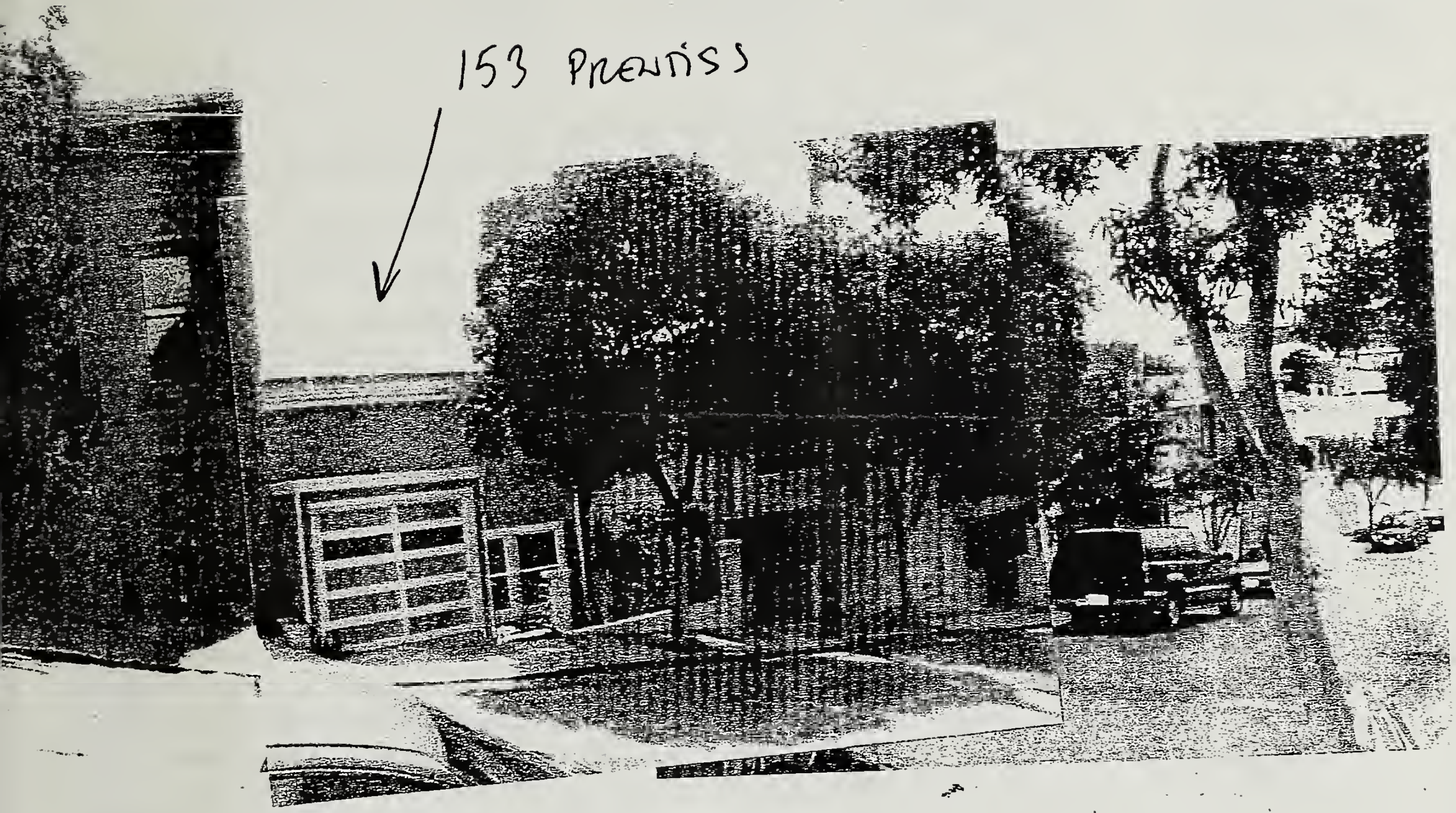
Preservation staff does not believe that the building has retained any architectural integrity, and therefore could not be found to have any architectural significance.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   Not Applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine



153 PRENTISS

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0516E
Location:	4381 26th Street (Assessor's Block 6561, Lot 021)
City and	San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 525-square-foot (sf), one-room cottage over storage area, and construct a new three-story, approximately 3,737-sf, single-family residential structure. The existing building on the project site is approximately 21 feet in height and contains no off-street parking. The proposed new three-story, single-family, residential building would be approximately 33-ft in height and would contain a garage for two off-street parking spaces. The proposed structure would consist of a ground floor with garage, two bedrooms and patio, a second floor with living and dining areas, and a third floor with two additional bedrooms and deck. The existing building on the project site was constructed in 1913 and abuts the rear property line. The existing structure and its permit history were evaluated, and the Planning Department has determined that it would not be considered an historical resource pursuant to the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 2,988-sf project site (Assessor's Block 6561, Lot 021) is located on the south side of 26th Street, 80 feet from Douglass Street, by the Douglass Playground, in the Noe Valley neighborhood. The site is zoned RH-1 (House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Kieran Woods, (415) 759-0506

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303]

REMARKS: See reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:
January 14 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

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cc: Diarro Foster, Project Contact
Historic Distribution list
M. Oropeza-Singh/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site would not be considered an historical resource pursuant to CEQA.[1] The existing structure on the project site is a one-story cottage over an unfinished storage area. The structure is sited at the rear of the property, in contrast to other houses on the street, which are all built with minimal setbacks to the street frontage. The sponsor provided supplemental information regarding the property history to the Department.[2] The existing structure lacks original ornamentation or elements characteristic of the building style, details which may or may not have been part of the simple building as constructed. According to the permit history, successive repairs and remodeling work, including installation of aluminum windows and the addition of a deck in 1979, detract from the historic integrity and character of the structure. The building appears to have been a rental property housing working-class individuals; there do not seem to be any associations with significant historic events or persons. The neighborhood and block face are comprised of eclectic building shapes, sizes, and architectural styles, constructed predominantly between the 1910s and 1930s; the existing structure is not within an historic character area or historic district. For these reasons, the property does not appear eligible for listing on the California Register individually or as a contributor to an historic district.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a 525-sf single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 3,737-sf, three-story residential structure. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of a single-family residence. Therefore, the proposed construction is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is approximately 90 years old, for the aforementioned reasons it would not be considered an historical resource, therefore its demolition with the proposed project would not constitute a significant adverse impact. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Arturo Aguilar, Major Environmental Analysis. December 23, 2004.

[2] Historical Evaluation Report, 4381 26th Street. Prepared by Scott Colson, Mark Brand Architecture. November 24, 2004. This report is available for review by appointment at 1660 Mission Street, San Francisco, Case No. 2004.0516.

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MEMORANDUM

TO: **Arturo Aguilar, Major Environmental Analysis**

CC: **Daniel Sirois, Case Planner**
Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist** tbt

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **December 23, 2004**

RE: **4381-26th Street**
Block 6561, Lot 021
Case No. 2004.0516E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish the existing one-story-over-storage, single-family structure and construct a new three-story, single-family structure on the subject property.

2. Property Description

According to Parcel Information Database, the subject structure was constructed in 1913. The structure is a one-room cottage, approximately 473 square feet in size, over an unfinished storage area of the same footprint. The entire structure is set to the absolute rear of the lot on a gently up sloping lot. A 16-foot deep x 24-foot wide deck sits along the entire front of the structure. The front-gabled roof and the exterior walls are clad with rustic wood shingles. The entrance is recessed within the body of the structure accessible via wooden stairs and a side-facing entry door. Except for two aluminum windows, the entire front elevation is void of any articulation.

According to the Historical Resource Evaluation Report, prepared by Scott Colson, of Mark Brand Architecture, dated November 24, 2004, the structure was likely constructed as "worker-class housing" in approximately 1913 as the City of San Francisco expanded both its population and borders into the original environs of Rancho San Miguel, into the city region known as "Horner's Addition." This part of the city has subsequently come to be known as Noe Valley.

Based upon the estimated year of construction and the basic form of the structure, the style of the structure could be considered Folk Victorian. However, no elements or details inspirational to this architectural style currently exist on the structure.

3. Historic Rating/Survey

The building does not appear on any architectural or historical survey. It is an unrated building.

4. Historic District/Neighborhood Context

The subject property is located in the Noe Valley neighborhood. While Noe Valley is largely associated with Rancho San Miguel, one of the original land grants in the region that was awarded in 1846 to Jose de Jesus Noe, the last Mexican Alcade of Yerba Buena and that was later sold in 1851 to John M. Horner as farming territory and housing for the working class, Noe Valley is not identified as a historic district. The majority of the buildings on the subject block face were constructed around the 1910s, 1920s, and 1930s with a few exceptions construction before the 1900s. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles.

Judging by the photographs submitted, it is clear the integrity of the structure has been compromised by the fire that occurred likely in the in the 1950s and the alterations made in the late 1970s and early 1980s. The altered windows no longer retain its appearance in size, shape, material, and detail. The stairs and wooden deck at the front, unoriginal to the structure, also contribute to the loss of character. Lastly, the eight-foot fencing around the property also hurts its integrity.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section

15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to Colson's report, the person who's listed in the sales ledgers and City directories for the subject property in 1914 is Jakob Birnstingal. Mr. Birnstingal worked as a waiter and stayed for only a brief period before renting and eventually selling the property to Simpson Reinhard in the early 1920s. The next property owner in the mid-1920s was Victor Styris, a carpenter. He apparently had it as a rental property primary until he sold it in 1951. Other owners thereafter included Owen Flynn, Theodore Wallace, Anthony Salevouris and Frank Lembi. For a full list of owner's names, please refer to Colson's report.

No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the Department.

2. Period of Significance

The subject property is believed to not be an historic resource so there is no period of significance.

3. Character-Defining Features

The subject property is believed to not be an historic resource so there are no characters defining features.

4. Integrity

Location,	☐ Retains	☐ Lacks
Design,	☐ Retains	☐ Lacks
Materials,	☐ Retains	☐ Lacks
Workmanship,	☐ Retains	☐ Lacks
Setting,	☐ Retains	☐ Lacks
Feeling,	☐ Retains	☐ Lacks
Association.	☐ Retains	☐ Lacks

The subject property is believed to not be an historic resource, so there are no integrity issues.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

a. **Event:** or ☐Yes ☒No ☐Unable to determine

b. **Persons:** or ☐Yes ☒No ☐Unable to determine

c. **Architecture:** or ☐Yes ☒No ☐Unable to determine

d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor researched the property and only uncovered the names of the building's owners, occupants, and permit history. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. Based upon the information provided, no other information regarding events, persons, or information potential was uncovered during research. Based on the information presented the subject building does not appear to be an historic resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

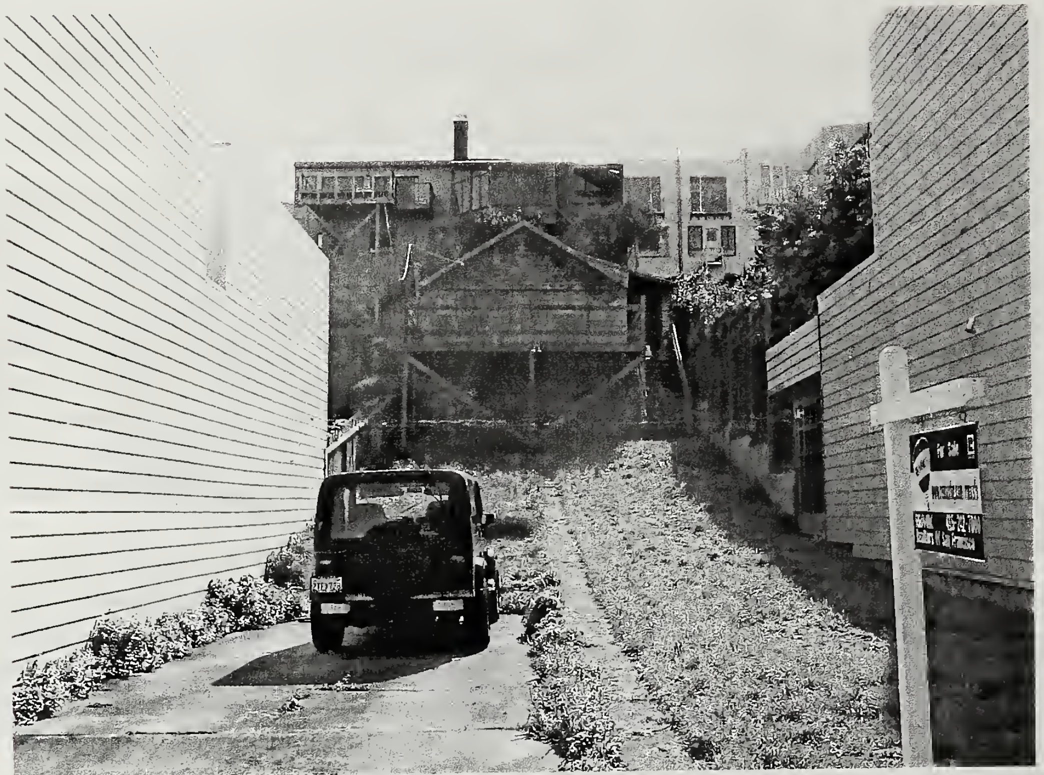
The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

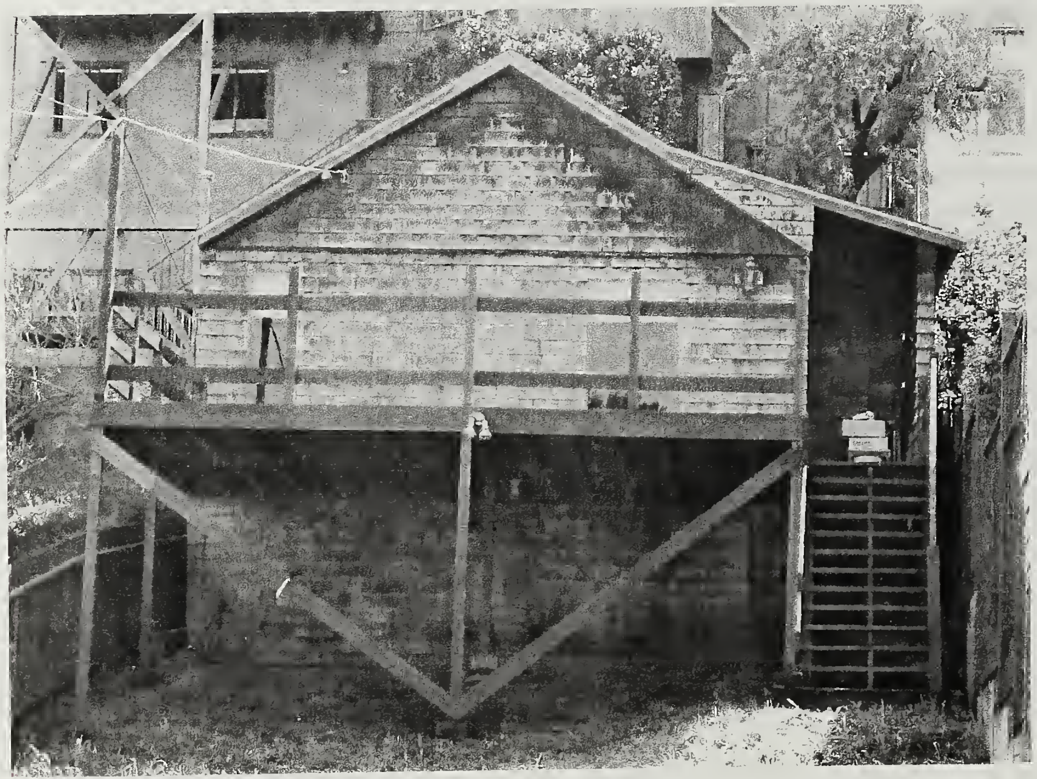
☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

☐Yes ☐No ☒Unable to determine



Front elevation of 4381 26th Street



Front Elevation - Detail

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CURRENT PLANNING/ZONING FAX: 558-6409
LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0406E
Location: 2404 Broadway Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the renovation and horizontal addition to an existing single-family home. The project site at 2404 Broadway Street (Block 562, Lot 4) is approximately 7,217square feet (sq.ft.) in size and is located on the north side of Broadway Street on a block bounded by Broadway, Steiner, Vallejo and Pierce Streets. The proposed project is to vertically and horizontally expand an existing three-story-over-basement Colonial Revival house. The existing building totals 8,387 sq.ft. and the proposed project would total approximately 10,658 sq.ft. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Alice Suet Yee Barkley, Luce Forward Attorneys at Law, phone: (415) 356-4635

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
January 25, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Alice Barkley, Project Sponsor
Glenn Cabreros, Planning Department
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Distribution List

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] In conducting its analysis the Planning Department determined that the house is not rated on any City, State or National surveys. However, the house is a good example of fine older buildings in the Pacific and Presidio Heights neighborhoods and the immediate neighborhood of the subject building has many Colonial Revival, Renaissance Revival, Period, and Edwardian style buildings. This area has not been surveyed. Given the age of these buildings and the stature of the architects who designed many of them, the Planning Department determined that is highly likely that were this neighborhood surveyed, a National Register (and thereby a California Register) Eligible District would emerge. What the Planning Department could not determine was what the boundaries of such a district might be, or what the characteristic features might be. The variety of building styles in this neighborhood precludes any presumption that the hallmarks of any single building type might characterize a potential district. The Planning Department was able to determine that, based on the evidence available, the period of significance for the building and for any potential historic district, which might include the building, would date from 1900 - 1906. Based on the evidence provided by the project sponsor and by members of the public, the Planning Department determined that the building was significantly altered in the 1930s. Given these alterations, the building does not have the integrity necessary to be considered a potential historical resource either individually or as a potential contributor to a historic district. Further, even reviewing the proposed alterations to the building in light of a potential district (though the Planning Department has no evidence currently that one might exist), the Planning Department concluded that given the uncertain boundaries of such a potential district and the myriad of housing styles already present in the area, the alterations would not be a substantial adverse impact to a potential district.

As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations. Revisions include a complete reconfiguration of the spaces in the interior, a four-story horizontal addition at the rear, and reconfiguration of portions of the front and side facades. The façades that are visible from the street would be altered as follows: the first level front wood double-hung windows would be extended to the floor level to create three pairs of painted wood French doors; the non-original side bay, visible from the street, would be removed and a new odd-angled bay would be constructed further back on the side façade; two non-original windows above the arched entry door would be removed and replaced with a cement plaster wall to match the existing surface of the front facade. Additional revisions on the side façade would include new windows on the western façade, and removal of rear and eastern perimeter walls to accommodate horizontal additions and large expanses of glazing. The western dormer would be removed and the non-original eastern dormer would be reduced in size. Therefore, the proposed project is exempt from environmental review under Class 1(a).

CEQA Guidelines Section 15301(e)(1), or Class 1(e)(1), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. An addition of 10,000 sq. ft. or less is allowed if all public services and utilities are provided and the site is not environmentally sensitive. The existing building totals 8,387 sq.ft. and the proposed project would total approximately 10,658 sq.ft, a net new square footage of 2,271 sq.ft. As described above, the proposed addition would not exceed 2,500 square feet or 50% of the existing square footage. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(1).

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. January 19, 2005.

The Department has reviewed the project under CEQA Guideline Section 15300.2, particularly Section 15300.2(f), and because the department has concluded that the property is neither an historical resource nor a potential contributor to a potential historic district, the department has determined that the project will not cause a substantial adverse change in the significance of an historical resource. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on the environment. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: Joy Nararrete, Environmental Planner
Nannie Turrell, Environmental Planner

CC: O. Chavez/Historical Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: Adam Light, Preservation Planner

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: January 19, 2005

RE: **2404 BROADWAY**
Block 562, Lot 4
Case No. 2004.0406E
SECOND REVISED Historical Resource Evaluation Response, based on all information available, including materials submitted by the Project Sponsor on November 18, 2004REVISED HRER Memorandum

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PROPOSED PROJECT

1. Project Description

The proposed project is to horizontally expand an existing three-story-over-basement Colonial Revival house. Revisions include a complete reconfiguration of the spaces in the interior, a four-story horizontal addition at the rear, and reconfiguration of portions of the front and side facades. The façades that are visible from the street would be altered as follows: the first level front wood double-hung windows would be extended to the floor level to create three pairs of painted wood French doors; the non-original side bay, visible from the street, would be removed and a new odd-angled bay would be constructed further back on the side façade; two non-original windows above the arched entry door would be removed and replaced with a cement plaster wall to match the existing surface of the front facade. Additional revisions on the side façade would include new windows on the western façade, and removal of rear and eastern perimeter walls to accommodate horizontal additions and large expanses of glazing. Previously there were numerous modifications proposed to the roof, which has been modified a number of times over the years, but under the revised project plans, the western dormer would be removed and the non-original eastern dormer would be reduced in size.

2. Property Description

The existing property is a 7,217 square-foot lot containing a three-story-over-basement 8,700 square-foot Colonial Revival single-family house. The front façade appears to be in excellent condition, and the house appears to have maintained much of its architectural integrity as seen from the public right-of-way. However, new information submitted by the Project Sponsor and by Vincent Mr. Marsh revealed that the front façade was extensively remodeled in the 1930s, including the addition of the extant scored stucco cladding, a side bay window, and the main entranceway.

3. **Historical Rating/Survey**
The house is not rated on any City, State or National surveys. This house is a good example of fine older buildings in the Pacific and Presidio Heights neighborhoods.

4. **Historic District/Neighborhood Context**
The subject house is in the heart of the Pacific Heights neighborhood. Pacific Heights has numerous older homes from various periods, such as Victorians, Edwardians, Arts and Crafts, Colonial Revival, Period, and even middle 20th Century Modernism. The immediate neighborhood of the subject building has many Colonial Revival, Renaissance Revival, Period, and Edwardian style buildings, but has not been surveyed. Given the age of these buildings and the stature of the architects who designed many of them, it is highly likely that if this neighborhood were surveyed, a National Register (and thereby a California Register) Eligible District would emerge. What is not known is what the boundaries of such a district might be, what the period of significance might be, or what the characteristic features might be. The variety of building styles in this neighborhood precludes any presumption that the hallmarks of any single building type might characterize a potential district.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historical resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historical Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historical character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   The building was constructed in 1900. No person of significance or event of significance is known, according to information provided by the Project Sponsor A Historical Resource Evaluation Report by a qualified historic preservation professional might reveal if the subject property has any significance under California Register Criteria 1 and 2. However, no such information has been provided, therefore, the Department assumes that absent of such evidence no person of significance or event of significance is associated with this property. The Department has requested that Vincent Marsh, who submitted comments on the Department's review of the as a potential historical resource, provide information to support his comments. None has been forthcoming.

2. **Period of Significance**
   1900-1906. This period of significance reflects the building's original construction date of 1899. Because significant alterations were made to the property in the 1930s, if there is evidence that there is a potential historic district with a period of significance that runs into the 1930s, the 1930s alteration might be determined to be of a quality and integrity that could make the property a contributory property to a potential historic district. However, no such evidence has been presented to the Department or appears to be forthcoming. Therefore, the Department concludes that the period of significance for the subject building is 1900-1906.

3. **Character-Defining Features**
   Classical three bay fenestration pattern with double-hung wood windows, arched

doorway with wrought iron grillwork, scored cement plaster exterior, hip roof, landscaped front setback.

4. **Integrity**
The July 22, 2004 memorandum stated, "The integrity of the house is very good. It appears to be well maintained, and the historical appearance of the house as seen from the street appears to remain intact, save for the addition of an architecturally compatible small side bay window, and two smaller windows above the main entrance door that were a later addition." Information provided in Mr. Vincent Marsh's memorandum, based on building permit research indicates that modifications were made in the 1930s but argues that the property retains its significance as a Colonial Revival property. The project sponsor indicated orally to the Planning Department that the exterior was re-clad in stucco during the 1930s, and has suggested that the original appearance of the house is not intact, and has therefore lost significant integrity. Further, the project sponsor has provided the Department with a copy of its November 18, 2004 letter to the Board of Supervisors that details a permit history of alterations to the property, particularly in the 1920s, 30s and 50s. The key question that emerges is what is the period of significance for the property or for any potential historic district. Does it extend to or past the time of the 1930s alterations to this structure? If the period of significance extends to the 1930s then the alterations to the building may have historic significance in their own right or may make the property a contributor to some potential historic district. If the answer is no, then the house has lost its integrity from the period of significance (1900 – 1906), and is therefore not a resource in itself, nor a contributor to any potential historic district.

Since no evidence has been provided or appears to be forthcoming to indicate that there is a broader period of significance for the property or for any potential historic district the Department has concluded that the period of significance for the subject building is 1900-1906. Because the building has been significantly altered since this period of significance, the Department has further concluded that the building, based on the information available, does not retain its historical integrity.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

The previous July 22, 2004 memorandum made a number of assumptions based solely on the Planning Department's database and the information provided by the Project Sponsor. New information was presented by both Vincent Marsh, and by the Project Sponsor. This new information raised questions of integrity.

Vincent Marsh's submittal supported staff's contention that the surrounding neighborhood will likely yield a number of California Register eligible districts to which this house, depending on the period of significance, might be a contributor. Mr. Marsh's submittal, however, also confirms that Project Sponsor's contention that the house was significantly altered in the 1930s from its original 1900 appearance. As discussed above, whether or not the building could be an historical resource depends on the period of significance for the building and/or for any potential historic district. If we assume a period of significance that includes the time period when the modifications were made to the house (the 1930s,) and factor in the property's location in the Presidio/Pacific Heights area, 2404 Broadway might have been considered eligible for listing as a contributor to a California Register district if a historical resource survey were conducted of the neighborhood. The property would possibly be a historical resource under the California Register Criterion 3 of Architecture, as it would appear to: embody the distinctive characteristics of a type, period, region, and method of construction; possess high artistic values; and retain its integrity.

Because no evidence or other information was provided to show the boundaries or the characteristics of a potential district to which the subject property might be a contributor, no period of significance extending into the 1930s has been established, and the building does not retain integrity in terms of its original 1900 architectural design, the Department is unable to conclude that the subject building is an historic resource for purposes of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The revised proposed project still would alter some of the historic fabric of the building that is visible from the public right-of-way and some lesser character-defining elements in a way that would not be strictly consistent with the Secretary of the Interior's Standards for Rehabilitation. The ground level painted wood double hung "40-60" proportioned windows would be changed to French doors, but the muntin pattern at the top of these doors would be the same proportion as the existing top sashes. The previously proposed large roof dormers have been removed from this project.

The previous July 22, 2004 memorandum stated,

> "Given the rather minor nature of the proposed changes to the historical appearance of the building as seen from a public right-of-way, the proposed project, while not entirely consistent with the Secretary Standards, would not seem to constitute a significant adverse impact on this potential historic resource."

Staff's initial review for CEQA purposes looked primarily at how the proposed project would affect a potential historic district. Staff never felt strongly that the building itself was an individual historic resource, particularly given surrounding structures that were far more significant in their stature and architectural significance. The subject building in comparison has a much more understated appearance, and while it appears that it may indeed be a contributor to a larger potential historic district, it would not appear to have individual significance under

Criterion 3. Given this assumption on staff's part, the contribution that the building would give to a potential district relied primarily on its appearance from the street. However, the building is also highly visible from Steiner Street, and this should also be taken into consideration, particularly if it was determined that the rear façade of the building maintains integrity and is character-defining of the building or any potential district.

The Department also gives a great deal of latitude in terms of rear and interior remodels of private homes, and basically does not exercise jurisdiction over private residential interiors, save for land use issues and dwelling unit densities. This latitude, for better or worse, usually carries over into staff's review of projects for purposes of CEQA, unless a residential building is a designated historic resource and the interior is specified as a character-defining feature of that resource. It has been the Department's position in the case of non-designated buildings to allow homeowners to modify their homes as they wish as long as the modifications meet the provisions of the Planning Code, the Residential Guidelines, and do not destroy significant character-defining architectural features that are visible to the public. However, again, the Secretary of the Interior Standards for Rehabilitation do not give the same latitude, and therefore it may be argued that if a significant portion of a building's interior is being removed, as is the case with the proposed project, such a modification could be considered a substantial adverse impact on that building, if it were indeed deemed to be an historic resource.

It should be stated, however, that inconsistencies with the Secretary of the Interior's Standards do not necessarily indicate a significant adverse impact on an historic resource. For example, minor fenestration modifications may not meet a strict interpretation of the Secretary of the Interior's Standards, but for purposes of CEQA, may not constitute a *substantial* adverse impact on a given historic resource.

After further review of the proposed project, even with the most recent revisions, the proposed project does not meet the Secretary of the Interior's Standards for Rehabilitation, and given the degree of demolition work proposed (the demolition of the nearly all interior partition walls and finishes, and the demolition of more than half of the perimeter building walls), the work would potentially be a significant adverse impact on this building if it were indeed determined to be a individual historical resource or a contributor to a *potential* historic resource.

However, as stated above, no information or evidence has been presented or appears to be forthcoming as to what the boundaries or the period of significance of a surrounding potential historic district are. As such, the Department has determined the period of significance for the subject building to be 1900-1906, and since the building was significantly altered from its original 1900 architectural design, the building does not appear, based on this period of significance, to retain its integrity. Thus, the subject property would not be eligible for listing on the California Register of Historic Places, and for purposes of CEQA would not be an historical resource. Therefore, the Secretary of the Interior's Standards would not be applicable, and the proposed project would not have a substantial impact on any known historic resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   Not applicable, given the above conclusions

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

   Not applicable, given the above conclusions.

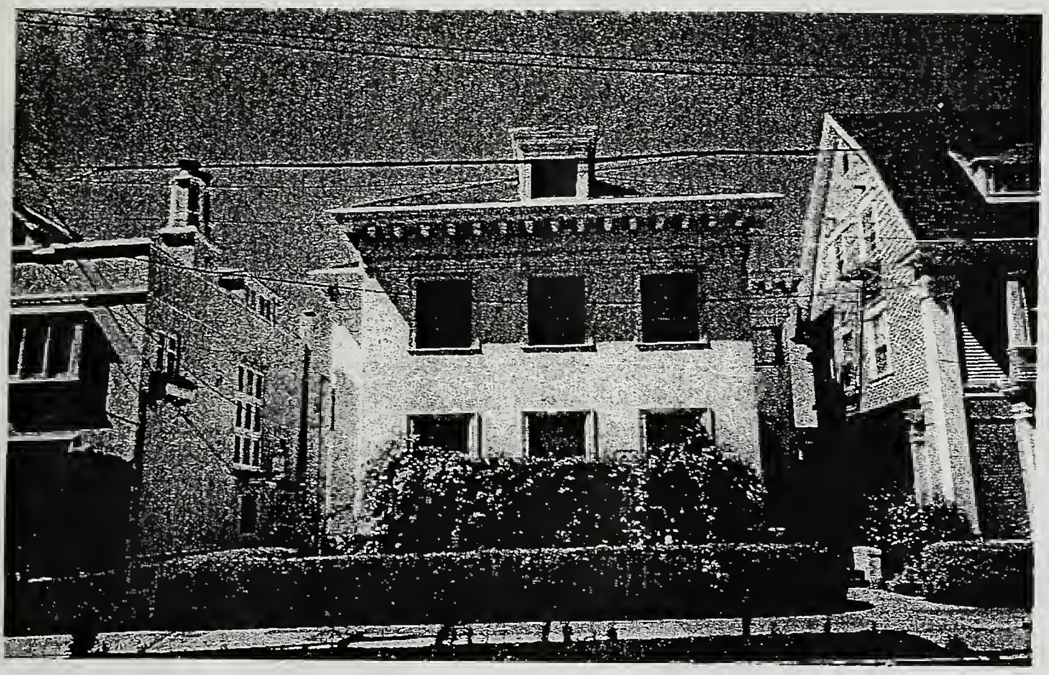
CONCLUSION:

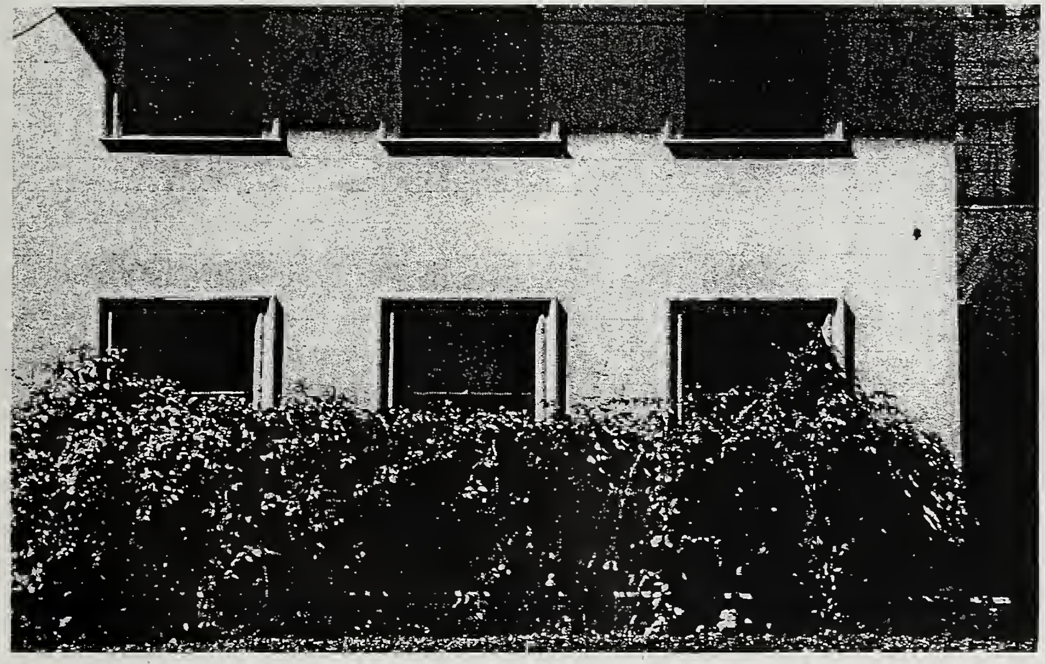
Vincent Marsh's report provided no evidence to support his contention that a potential historic district exists – he states only his *conclusions.*

There is no evidence provided in his report to demonstrate what the period of significance for the district might be, what features which might characterize the district, or in fact, any other information about the potential district. Without such evidence in the record, Planning cannot conclude that there is a potential district that might include the property as a contributor.

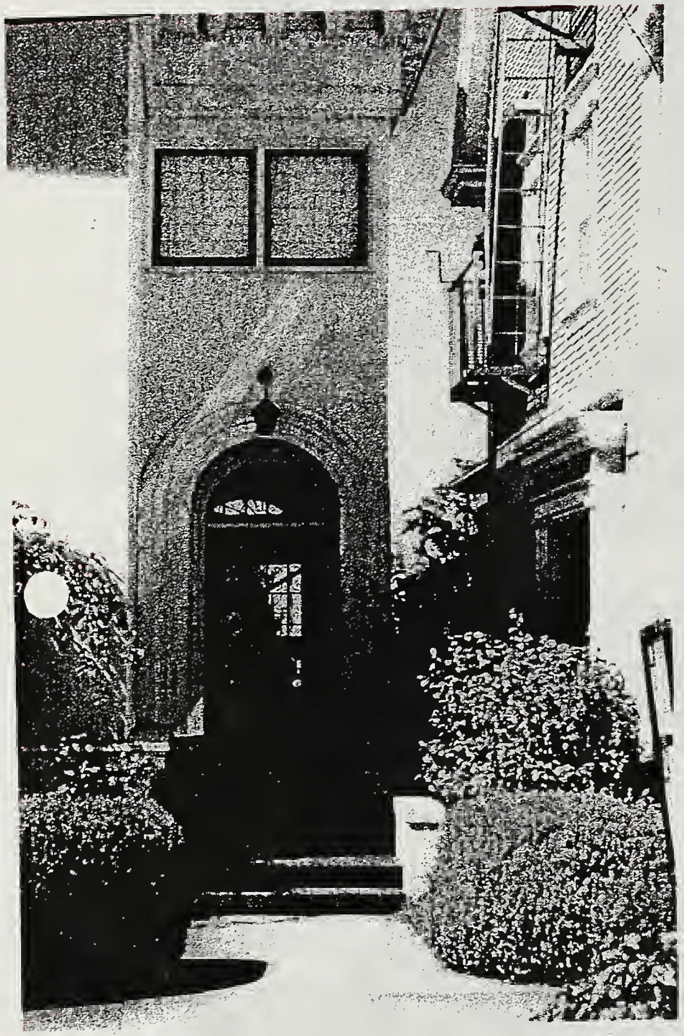
The Department's previous memorandum suggested that further research be done. The Department has asked for further information, but none has been forthcoming. Given this, the Department concludes that 2404 Broadway has been altered to the extent that it has lost any integrity that might have made it a contributor to a potential 1900-1906 historic district.

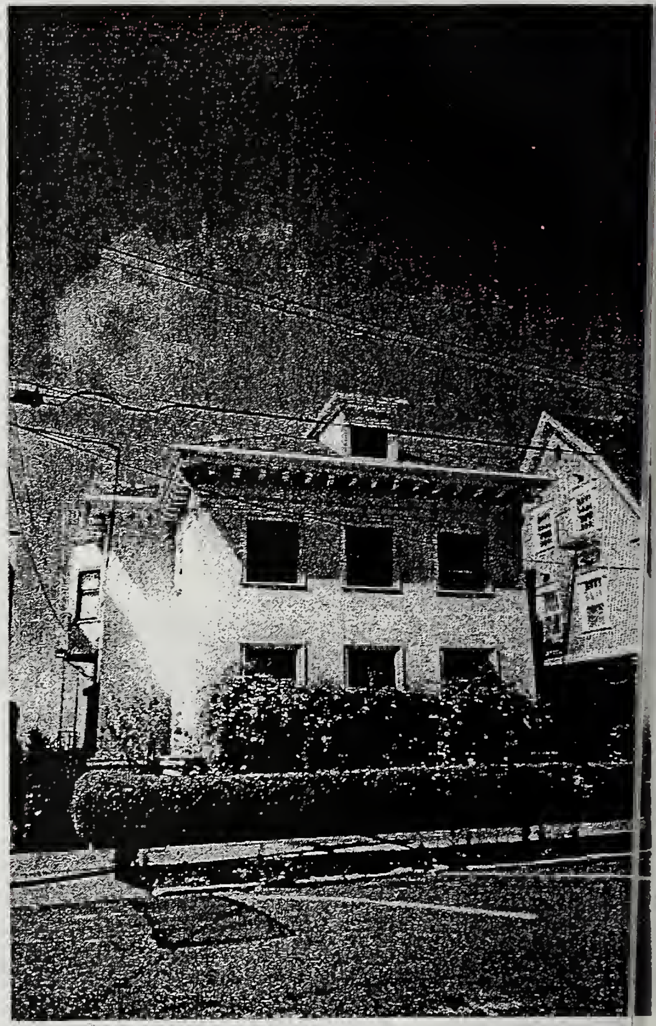
Attachment B
Photo documentation





Attachment B
Photo documentation
2404 Broadway





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0884E – 1517 Irving Street
Location: Irving St. between 16th and 17th Avenues (Assessor's Block 1771 Lot 047)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is to demolish a one-story single-family residence and replace it with new construction of a four-story tri-plex (a three family residence) to be located at 1517 Irving Street on the south side of Irving between 16th and 17th Avenues. The ground or first floor level of the new structure would have three parking spaces, required stairways and a entry hall/foyer. The second and third floors would be two three-bedroom dwelling units, while the forth level would have a two bedroom dwelling unit. The project site is situated in the Inner Sunset Neighborhood Commercial District NC-2 (Small-Scale Neighborhood Commercial) use district and 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Eve Hodson, Quickdraw Permit Consulting, (415) 552-1888, representing Padraig Rohan, owner.

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EXEMPT STATUS:
X Categorical Exemption Exemption [State CEQA Guidelines, Sections 15301(l)(1) and 15303 (b); Class Numbers 1(l)(1): Existing Facilities; and 3(b): New Construction or Conversion of Small Structures].

REMARKS: CEQA Guidelines Section 15301(l)(1), or Class 1(l)(1), provides for an exemption from environmental review for the demolition and removal of an existing single family residence. The existing building is a single-family residence of approximately 716 square feet. Therefore, the demolition portion of the project is exempt from environmental review under Class 1(l)(1).

(Continued on second page.)

Contact Person: Joan A. Kugler, AICP
Telephone: 558-5983

Date of Determination:
February 1, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Eve Hodson, Quickdraw Permit Consulting
Geoffrey Nelson/Neighborhood Planning
Distribution List
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks, continued:

CEQA State Guidelines Section 15303 (b), or Class 3 (b), provides for an exemption from environmental review for a duplex or similar multi-family residential structure totaling no more than six dwelling units. The proposed project consisting of three units clearly falls within the definition of the Class 3(b) exemption. The existing dwelling according to Planning Department Records was built in 1907. The project sponsor submitted additional historical information in the form of a supplemental historic information form. After review of all pertinent information by the Preservation Technical Specialist, the Planning Department found that the building did not appear to be eligible for the California Register of Historical Places. (see attached memo by Mat Snyder).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, including the possibility that the building may be eligible for the California Register of Historical Places. The building was found to not be an historical resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed development, a tri-plex structure, would have no significant environmental effects and the project would be exempt under the above-cited classifications.

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MEMORANDUM

TO: Joan Kugler, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: Mat Snyder, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **January 28, 2005**

RE: **1517 Irving Street**
Block 1771, Lot 047
Case No. 2004.0884E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The project is to demolish the small single-family house that currently stands at the rear of the lot and construct a new four-story three-unit structure.

2. **Property Description**
   The property is a small 25-foot wide by 25-foot deep one-story-over-basement cottage that is built at the rear of the lot. The front façade features shake shingle siding at the upper level and rustic cove siding at the lower level. A wooden stair and porch are at the center of the façade, with a single double-hung window to the entries left and a two to its right. It features a hipped roof. A six-foot wood fence is built at the front of the lot.

3. **Historic Rating/Survey**
   The house has not been included in any historic or architectural surveys.

4. **Historic District/Neighborhood Context**
   The subject property is within the Inner Sunset Neighborhood Commercial District. According to the submitted photographs, the subject block contains a variety of residential and commercial building ranging from one to three stories. The styles of buildings range widely with most of the buildings built to the property line. According the Sanborn map, this is the only building on the block that is at the rear of the property. The visual context does not suggest that this structure would be a part of a potential historic district.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The house was constructed in 1908 in a simple vernacular style. The permit history for the building contains only one permit for re-roofing in the 1950's. According to the Soundness Report submitted to the Department, the building caught on fire in 1953, which causes structural damage. The building appears to be in nearly the same state it was in when it was built, with no major alteration or additions.

2. **Period of Significance**
If the building were considered to be significant, the period of significance would be the date of construction.

3. **Character-Defining Features**
The character defining features are the small size and massing of the house, and its windows, entry porch and stairs, as well as its siting at the rear of the lot.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☐Retains	☒ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

As noted above, the building permit history and visual inspection of the property suggest that no major alterations were done to the property. The building appears to have retained its architectural integrity. However, the neighborhood surrounding the building has changed dramatically from when it was first built.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor has provided a list of all of the owners of the house. A search was done at the Public Library for the property and all of its owners. Resources that were used included Here Today, The Spring Valley Water Company Records, the Library's Biographical Index Cards, Thompson-Gale Database, and the Genealogy

Master Index. The search did not result in any information about the property or its owners.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The property does not appear to be a historic resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☐No ☒Unable to determine

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(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Demolition of a Two-Family Dwelling and Construction of a Three-Story Two-Family Residential Building

Location: 332 Valley Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing two-story, two-family residential building and construction of a three-story, two-family residential building measuring approximately 4,000 gross square feet (gsf). The proposed project would include two off-street parking spaces. The project site at 332 Valley Street (Assessor's Block 6613, Lot 012) is approximately 2,850 square feet in size and located near the mid-block on the northern side of Valley Street in the block bounded by Sanchez, Valley, Noe, and 28th Streets in the Noe Valley neighborhood. The project site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

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Name of Person, Board, Commission or Department Proposing to Carry Out Project: Michael Slattery, phone: (415) 850-0128

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15303]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
February 10, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Michael Slattery, Project Sponsor
Michael Smith, Planning Department – SE Quadrant
Historic Preservation List
Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

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REMARKS (continued from previous page):

The proposed project would involve the demolition of an existing two-story, two-family residential building and construction of a three-story, two-family residential building with two off-street parking spaces.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date between 1886 and 1899 (pre-1906 earthquake and fire). In a memorandum dated December 13, 2004, Planning Department staff reviewed the proposed project and determined that the existing residential structure at 332 Valley Street is not considered an historic resource for the purposes of CEQA evaluation.[1] The windows on the front façade have been greatly altered – the windows were removed and the openings were filled in with rustic siding plus small aluminum sash windows. The aluminum windows are wider than they are tall, and are of opposite proportions to the original windows.[2] Additionally, the replacement of the front steps and addition of a cinder block wall approximately seven feet in height contribute to the loss of character and integrity of the subject property.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story use residential structure with two dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Arturo Aguilar, Major Environmental Analysis. December 13, 2004.

[2] Historical Evaluation of 332 Valley Street, San Francisco. William Kostura, architectural historian. August 2004.

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MEMORANDUM

TO: **Arturo Aguilar, Major Environmental Analysis**

CC: **Michael E. Smith, Case Planner**
Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **December 13, 2004**

RE: **332 Valley Street**
Block 6613, Lot 012
Case No. 2004.0874E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish the existing one-story, single-family structure and construct a new three-story, two-family structure on the subject property.

2. Property Description

The subject structure is a wood-frame building with an above ground basement clad in rustic siding. The roof is gabled and is hidden behind a false front. The entrance to the main story is recessed within the body of the structure and features paneled sides, a transom, and a replacement front door. Two windows flank the entrance, one flush with the front wall, and the other set into a rectangular project bay.

Based upon the architectural details and elements on the structure, such as incised brackets supporting a molded cornice or shelf molded entry, the "French cap" or miniature, imitation Mansard roof found at the top of the parapet and the rectangular panels both found and missing near the top of the windows, the style of the structure is considered Stick-Eastlake.

According to the Historical Resource Evaluation Report, prepared by William Kostura, dated August 2004, the structure was likely constructed sometime between 1886 and 1899, based upon the type and ornamental style of the structure. While the Spring Valley Tap record shows an application date of 1886 for water connection, the 1886 Sanborn map reveals that no structure stood on the site that year. The first Sanborn Map to show the structure is 1901.

According to Parcel Information Database, the originally structure was a single-family dwelling. It is unclear when the structure was converted into a two family dwelling and whether it was done legally with permits. The total square footage of both floors is approximately 2,250, while the height is approximately 27 feet and nine inches.

Based upon review of the old Sanborn Maps, the subject dwelling at 332 Valley Street initially stood on the western half of a fifty-foot wide lot. In about 1904, the lot was divided into two lots and sold to different individuals. The adjacent lot stood vacant until 1927 when a single-family dwelling was constructed.

3. Historic Rating/Survey

The building does not appear on any architectural or historical survey. It is an unrated building.

4. Historic District/Neighborhood Context

The building is not located in any known historic district. The subject property is located in the Noe Valley neighborhood. The majority of the buildings on the subject block face were constructed before the 1900s or around the 1920s with a few exceptions construction in the 1960's and 1990s. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles.

Judging by the photographs submitted, it is clear the integrity of the structure has been compromised by the alterations made likely in the 1950s and 1960s. The altered windows no longer retain its appearance in size, shape, material, and detail. The front steps are also a replacement contributing to the loss of character. Lastly, the cinder block wall approximately seven feet in height spanning across the full width of the lot at the front property line also hurts its integrity.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to Kostura's report, the person who applied for the water service, and whose name appears on this lot in the 1901 block book, was Thomas Turner. While Mr. Turner was the property owner, he resided in Pacific Heights. It was likely he rented out the subject dwelling. Other owners subsequent to Mr. Turner include, George and Lillie Lampton (1904-1923), and Herbert and Margaret Wallace (1923-1938).

No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the Department.

2. Period of Significance

The subject property is believed to not be an historic resource so there is no period of significance.

3. Character-Defining Features

The subject property is believed to not be an historic resource so there are no characters defining features.

4. Integrity

Location,	☒ Retains	☐ Lacks
Design,	☐ Retains	☒ Lacks
Materials,	☒ Retains	☐ Lacks
Workmanship,	☐ Retains	☒ Lacks
Setting,	☐ Retains	☒ Lacks
Feeling,	☐ Retains	☒ Lacks
Association.	☐ Retains	☒ Lacks

The subject property is believed to not be an historic resource, so there are no integrity issues.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

a. **Event:** or ☐Yes ☒No ☐Unable to determine

b. **Persons**: or ☐Yes ☒No ☐Unable to determine

c. **Architecture:** or ☐Yes ☒No ☐Unable to determine

d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor researched the property and only uncovered some of the names of the building's owners, occupants, and permit history. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. Based upon the information provided, no other information regarding events, persons, or information potential was uncovered during research. Based on the information presented the subject building does not appear to be an historic resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

☐Yes ☐No ☒Unable to determine

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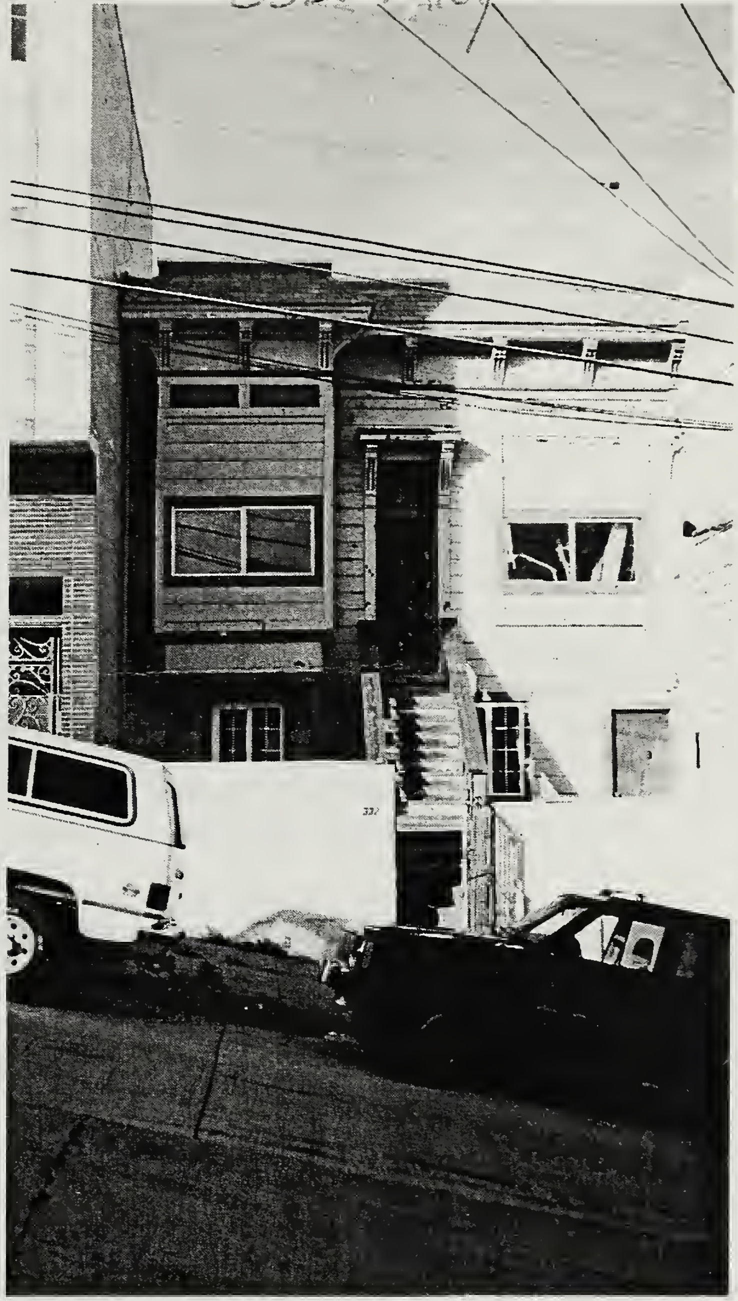
332 Valley



PLANNING DEPARTMENT

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ADMINISTRATION
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CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Demolition of a Two-Family Dwelling and Construction of a Four-Story Two-Family Residential Building

Location: 522-524 37th Avenue

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing two-story, two-family residential building erected above a single-story garage/retaining wall and construction of a four-story, two-family residential building measuring approximately 4,500 gross square feet (gsf). The proposed project would include two off-street parking spaces. The project site at 522-524 37th Avenue (Assessor's Block 1508, Lot 015) is approximately 3,000 square feet in size and located near the mid-block on the eastern side of 37th Avenue in the block bounded by 37th Avenue, Geary Boulevard, 36th Avenue, and Anza Street in the Richmond neighborhood. The project site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

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Name of Person, Board, Commission or Department Proposing to Carry Out Project: Diana Lau, phone: (415) 514-9800

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15303]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:
February 10, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Diana Lau, Project Sponsor
Geoffrey Nelson, Planning Department – NW Quadrant
Historic Preservation List
Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

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REMARKS (continued from previous page):

The proposed project would involve the demolition of an existing two-family residential building and construction of a four-story, two-family residential building with two off-street parking spaces.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date of 1904 (pre-1906 earthquake and fire). In a memorandum dated November 18, 2004, Planning Department staff reviewed the proposed project and determined that the existing residential structure at 522-524 37th Avenue is not considered an historic resource for the purposes of CEQA evaluation.[1] The existing building was likely erected in 1906 during a construction boom in San Francisco resulting from the Earthquake and fire of April 1906. The building is not a "Refugee Shack" proper, but simply one of a number of small dwellings erected to house people in the period following the disaster of 1906. The existing building is not eligible for listing on the California Register of Historic Places under Criterion 2 because no persons associated the property was found to be significant in California history. The property has little architecture integrity and does not meet Criterion 3 (architecture) for listing on the California Register. Therefore, the building is not eligible for listing in the California Register and is not an historical resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story use residential structure with two dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from N. Moses Corrette, Preservation Technical Specialist, to Arturo Aguilar, Major Environmental Analysis. November 18, 2004.

PLANNING DEPARTMENT
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MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
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MEMORANDUM

TO: **Arturo Aguilar,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kugler / Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist NC

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: November 18, 2004

RE: **Address:** 522-524 37th Avenue
Block: 1508 Lot: 015
Case No.: 2004.0094E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposed project is to demolish the existing residential building, and construct a new residential building.

2. **Existing Property Description**
The existing structure is a free standing, two-story frame building erected above a single-story garage/retaining wall. The building is clad in shiplap siding on the ground floor and wood shingles on the second floor. There is a hipped roof with a small gable-ended dormer. The building is set back from the street, and features a main entrance on each of the two main levels, the lower entry located above and behind the garage, and the upper entry located within a recessed porch accessed by a traverse wood staircase. Aside from a small stained glass window, the remaining windows have been replaced with vinyl sash.

3. **Historic Rating/Survey**
There is no prior survey data. The building was erected in 1904 according to water department records. Substantial research conducted by Diana Lau in a report to the Planning Department dated August 23, 2004, is located in the docket for case number 2004.0094E.

4. **Historic District/Neighborhood Context**
The surrounding neighborhood was not developed at the beginning of the 20th Century, and most of the first-generation buildings have been replaced. The existing building stock is very mixed in terms of age and integrity, and there does not seem to be a California Register eligible district in the immediate vicinity.

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BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The building was erected between 1904 and 1906. The garage and retaining wall were added in 1922. The existing building is largely the same as it was in 1922.

2. Period of Significance
1906-1922. Dates determined by the built date, and the time when the building substantially reached its present configuration.

3. Character-Defining Features
The features of the existing building that define its character are the siting of the building several feet back from the sidewalk, the location of the building above a retaining wall, a now unique feature of this lone building on the block, the individual entrances and stairs, and the form of the roof.

4. **Integrity: The subject property has retained or lacks integrity from the period of significance noted above, as follows**

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☐Retains	☒ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
   - **Event:** or ☐Yes ☒No ☐Unable to determine
   - **Persons:** or ☐Yes ☒No ☐Unable to determine
   - **Architecture:** or ☐Yes ☒No ☐Unable to determine
   - **Information Potential:** ☐Yes ☐No ☒Unable to determine

On August 23rd, 2004, the project sponsor provided the Planning Department with information that there are no associations, (other than the possibility of the 1906 earthquake) and where they researched that to reach such a conclusions. The building was likely erected in 1906 during a construction boom in San Francisco resulting from the Earthquake and fire of April 1906. This building is located outside of the fire-zone, and is therefore not a reconstruction building, but it likely was built for housing a family after the calamity. It is not a "Refugee Shack" proper, simply one of a significant number of hastily erected small dwellings erected to house people in the period following the disaster of 1906. Several persons associated with the property were found not to be significant in California history, and eligibility for listing in the California Register under Criterion 2, to be highly unlikely. This property does not meet Criterion 3 for listing in the California Register. Research was not conducted to determine eligibility based on information potential. This was found to be sufficient to conclude that this building itself is not eligible for listing in the California Register, and therefore it is not an historical resource for the purposes of CEQA.

2. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

   ☒ Not applicable, *or Add response*

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

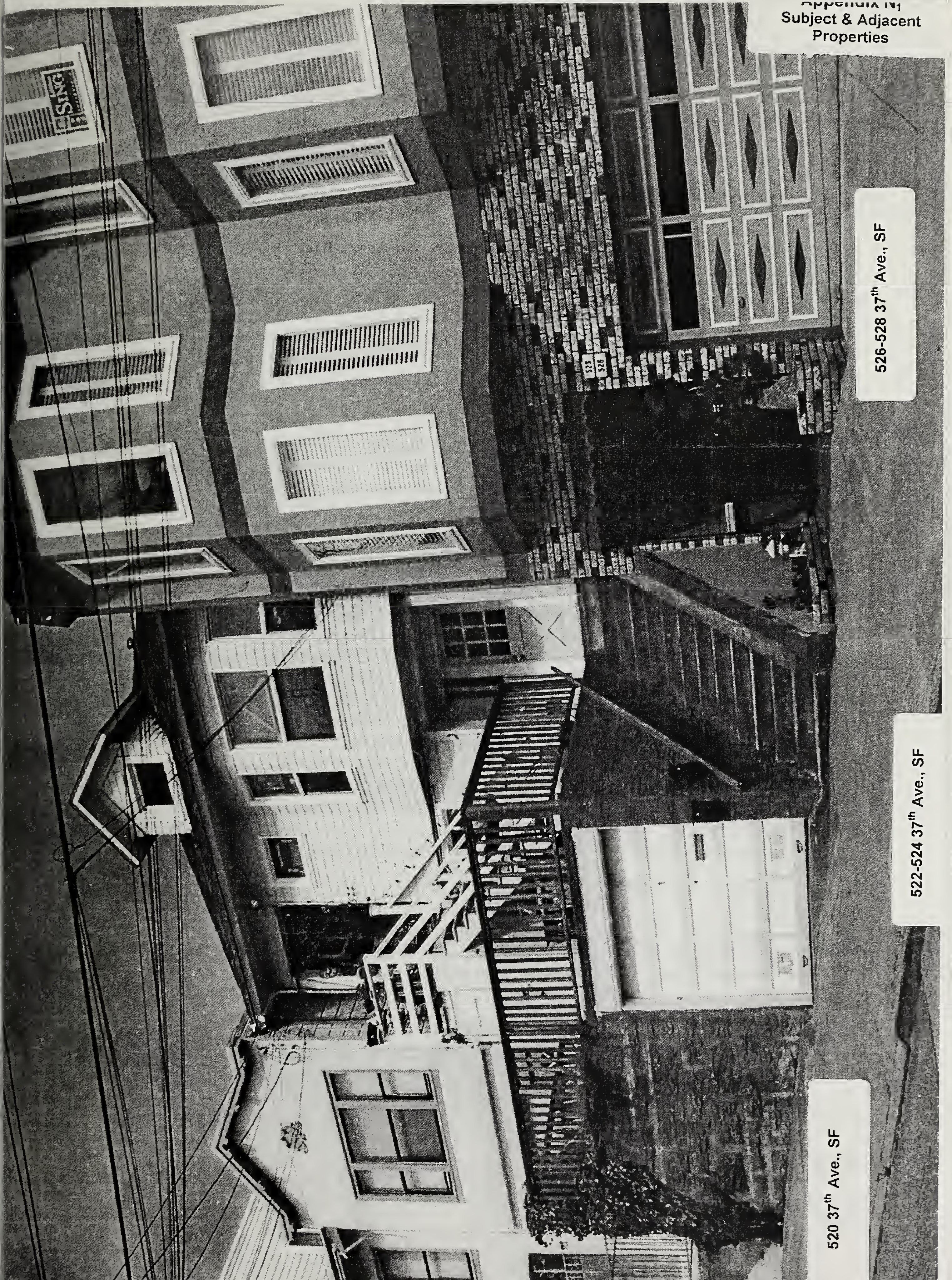
   ☒ Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐Yes ☒No ☐Unable to determine

   There are no existing or proposed historic districts within the immediate vicinity of the project to which the proposed new construction would impair the setting. Adjacent properties are not likely to be physically harmed by the construction of the proposed building.

Appendix N1
Subject & Adjacent
Properties



520 37th Ave., SF

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PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2003.0996E: 1314-1316 Lyon Street. Demolish a Two-story, Two-Unit Building, without parking. Construct a Four-Story, Two- Unit Building, with two parking spaces.
Location:	1314-1316 Lyon Street (Assessor's Block 1081, Lot 21)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, two-story, two-unit building, and construct in its place a four-story, two-unit building. The existing building is about 26 feet tall and contains approximately 1,684 gross square feet (gsf), with two, one-bedroom units. The new building would be 40 feet tall, and about 4,140 gsf of space, with one two-bedroom unit and one three bedroom unit. That is, while the number of units would not change, the new units would be larger. The net change in gross square footage for the site would be an increase of about 2,456 gsf. There is no off-street parking for the existing building. The replacement building would contain two, independently accessible parking spaces in an enclosed garage. The existing building on the project site appears to have been constructed circa 1894 according to Sanborn maps. The research found different construction and water hook-up dates; thus, the exact date is not known. The building is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The approximately 1550 sq.-ft project site (Assessor's Block 1081, Lot 021) is located on the east side of Lyon Street near Geary Boulevard, on the block bounded by Lyon, Post and Baker Streets and Geary Boulevard. The site is zoned RH-3 (Residential, House, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Scott Colson, Mark Brand Architects (415) 543-7300

EXEMPT STATUS:

X Categorical Exemption: State CEQA Guidelines Section 15301(l)(2) and 15303(b)

REMARKS: See reverse side.

Contact Person: Carol Roos

Date of Determination: February 10, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL MALTZER
Environmental Review Officer

cc: Glenn Cabreros
Scott Colson, for Project Sponsor
Sue Hestor
Historic Distribution List
Maria Oropeza/Bulletin Board
Lisa Fernandez, MDF
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1]

The project proposes demolition of an existing two-story, two-unit dwelling constructed circa 1894.[2] The existing building on the project site is a freestanding, two-story, frame building, with a partial front setback. According to Planning Department Technical Specialist review, this is an unusual building form, based on the square bay Italianate houses of the 1880's but lacking the projecting bay window. The paneled and bracketed cornice with pent roof (small decorative roof hung from the parapet, at the top of the building) is identical to that found on other houses of that period. This has always been a stripped-down version of the more elaborate Victorians. The façade's shiplap (wide wood board siding with a horizontal groove between boards) siding has been reclad in asbestos-cement shingles, but much of the wood trim remains. The altered ground floor contains a single window in the first building bay, and a single door in the recessed second building bay. The upper floor contains a pair of windows within a wood surround in the first building bay, and a single window and door in a recessed second building bay. There is no prior survey data regarding historic ratings or surveys for this site.

According to research by the project sponsor's architect and the Planning Department Technical Memorandum, the building is located in an area of residential development that was fully developed at the turn of the 20th century, as shown on 1894 and 1899 Sanborn maps. The property was historically located adjacent to what was once the environs of four major San Francisco cemeteries, centered around the intersection that is now Masonic and Geary Boulevards: the Masonic, the Odd Fellows, Laurel Hill and Calvary Cemeteries.[3] Calvary Cemetery, at a large multi-block site across Geary Street at Lyon was closest to the site, although the project site was not located within cemetery boundaries. There is no evidence to suggests that this building came into being as a result of the cemetery, but rather as one of several hundred early examples of the progression of San Francisco development radiating westward, past the cemeteries. In 1923 the Board of Supervisors adopted ordinances directing the removal of the Cavalry Cemetery including the remains therein, to Holy Names Cemetery in Colma. Buildings across Geary that replaced the cemetery are modern institutional, not residential in character. Within the four adjacent blocks bounded by Geary, Baker, Sutter and Presidio, a large portion of the buildings survive from at least 1894, and a large portion, about 25 percent of the existing building stock, are rated historic buildings, either on the 1976 Planning Department Architectural Survey, or the "Here Today" survey. This is a fair indication that there exists a possibility of an eligible historic district in the area surrounding the subject building.

The building was likely built between the mid 1880's and 1894, either for Mary D. Murphy, or her husband. The widow Murphy owned several buildings on a large lot until about 1899, when the large lot was split and sold off. Where once a single water connection served the multiple buildings, new owners had to have their properties retapped. For the subject building, real estate developer, O. D. Baldwin had a water hook up to the building in 1899. The Baldwin Real Estate Company then sold the property to Hugh F. McKeon, a stevedore foreman for the Pacific Coast Steamship Company. The Keon family resided in the building until 1915 and maintained ownership to 1935. From about 1915 to the present, with a few short exceptions, the building has been a rental property with a number of tenants.

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[1] Memorandum, N.Moses Corrette, Preservation Technical Specialist, San Francisco Planning Department to Carol Roos, Environmental Planner, San Francisco Planning Department; December 9, 2004.

[2] Supplemental Historic Architecture research, Scott Colson, R.A., Mark Brand Architecture, project sponsor representative; report dated October 26, 2004.

On September 28, 2004 and October 26, 2004, the project sponsor provided the Planning Department with information, and supplemental research noted above. Research was not conducted to determine eligibility based on information potential. The property does not appear to meet Criterion 1 (Events) for listing on the California Register. Persons associated with the property were not found to be significant in California history, and eligibility for listing in the California Register under Criterion 2 (Persons), appears to be highly unlikely. The property does not meet Criterion (Architecture), for listing, being neither the work of a master, nor possessing high artistic value. This was found to be sufficient to conclude that this building itself is not eligible for listing in the California Register, and therefore it is not an historical resource for the purposes of CEQA.

The demolition and construction required for the project would not directly affect any historic resources. The Technical Specialist Memorandum concluded that the area surrounding the project site contains a number of historic resources, and there is some likelihood of a potential historic district. These circumstances would support a construction of a project façade that is compatible in materials and scale with the surrounding buildings. According to the Planning Department Technical Specialist, the choice of materials and the detailing of the projecting bay window of the project as proposed would be inconsistent with the prevailing neighborhood pattern. However, the proposed scale and massing would be appropriate. While a more consistent choice of materials and detailing noted above would be more appropriate within the neighborhood, the project impact would not be significant whether or not such plan revisions were made.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished. In the case of the project, one duplex (that is, two units), totaling 1,684 gsf in two stories would be demolished, and the project would therefore be exempt under Class 1(l)(2).

The proposed project would also involve the construction of a duplex totaling 4, 140 gsf, four-story residential structure with two dwelling units, and two parking spaces. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would include two units and an enclosed garage with two, independently accessible parking spaces. Therefore, the proposed construction is exempt from environmental review under Class 3(b). CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

Rec'd 12-10-04

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MEMORANDUM

TO: **Carol Roos,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kugler / Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **December 9, 2004**

RE: **Address 1314-1316 Lyon Street**
Block: 1081 Lot: 21
Case No.: 2003.0996E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
Demolition of an existing two-story, two-unit dwelling located at 1314-1316 Lyon Street built c. 1894. New construction will be a new four-floor, two-unit residential building.

2. **Property Description**
The existing structure is a freestanding, two-story, frame building, with a partial front setback. This is an unusual building form, based on the square bay Italianate houses of the 1880s, but lacking the projecting bay window. The paneled and bracketed cornice with pent roof is identical to that found on other houses of that period. This has always been a stripped-down version of the more elaborate Victorians. The façade's shiplap siding has been reclad in Asbestos-cement shingles, but much of the wood trim remains. The altered ground floor contains a single window in the first building bay, and a single door in the recessed second building bay. The upper floor contains a pair of windows within a wood surround in the first building bay, and a single window and door in a recessed second building bay.

3. **Historic Rating/Survey**
There is no prior survey data. The building was erected c. 1894 according to Sanborn maps. Research conducted by Scott Colson in a report to the Planning Department dated October 27, 2004, is located in the docket for case number 2003.0096E.
2003.0996E

4. **Historic District/Neighborhood Context**
The building is located in an area of residential development that was fully developed at the turn of the 20th century, as shown on the 1894 and 1899 Sanborn maps. It historically was adjacent to several large cemeteries located on the opposite side of Geary Street, the closest being the Calvary cemetery. There is no evidence to suggest that this building came

into being as a result of the cemetery, but rather as one of several hundred early examples of the progression of San Francisco radiating past the cemeteries westward. Buildings across Geary that replaced the cemetery are modern institutional, and not residential in character. Within the four adjacent blocks bound by Geary, Baker, Sutter and Presidio Streets, a large portion of the buildings survive from at least 1894, and a large portion, about 25% of the existing building stock are rated historic buildings, either on the 1976 Architectural survey, or the "Here Today" survey. This is a fair indication that there exists a possibility of an eligible historic district in the area surrounding the subject building.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
The building was likely built between the mid 1880s and 1894, either for Mary Murphy, or her husband. The widow Murphy owned several buildings on a large lot until c. 1899, when the large lot was split, and sold off. Where once a single water connection served the multiple buildings, new owners had to have their properties re-taped. For the subject building, Real Estate developer, O.D. Baldwin had new water connected to the building in 1899. The Baldwin Real Estate Company then sold the property to Hugh F. McKeon, a stevedore foreman for the Pacific Coast Steamship Company. The Keon family resided in the building until 1915, and maintained ownership to 1935. From about 1915 to present, with a few short exceptions, the building has been a rental property with several tenants.

2. **Period of Significance**
c.1885-1894

3. **Character-Defining Features**
The building is characterized by its two-part elevation, with a recessed portion of the façade. Other character-defining features include the bracketed and paneled cornice, and the paired windows on the second floor with a bracketed surround.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☐Retains	☒ Lacks

The building retains much of its integrity, lacking only some surface ornament which is easily documented both on the building itself from paint scars and other evidence

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine

- **Information Potential:** ☐Yes ☐No ☒Unable to determine

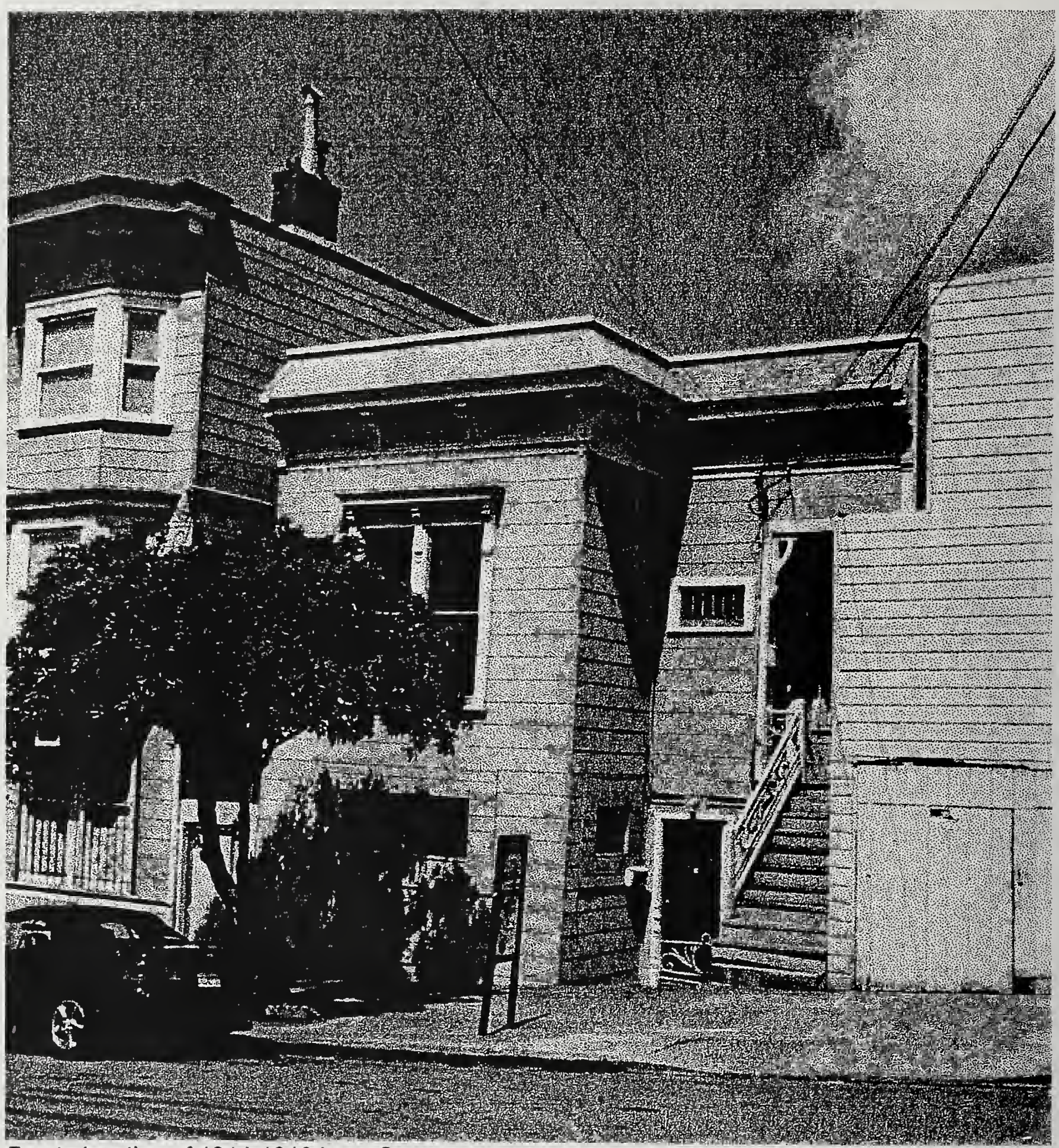
On September 28th, 2004, the project sponsor provided the Planning Department with information, and where they conducted research, contained in the docket for case 2003.0996E. Research was not conducted to determine eligibility based on information potential. Several persons associated with the property were found not to be significant in California history, and eligibility for listing in the California Register under Criterion 2, to be highly unlikely. This property does not meet Criterion 3 for listing in the California Register, being neither the work of a master, nor possessing high artistic value. This was found to be sufficient to conclude that this building itself is not eligible for listing in the California Register, and therefore it is not an historical resource for the purposes of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**
   ☒ Not applicable

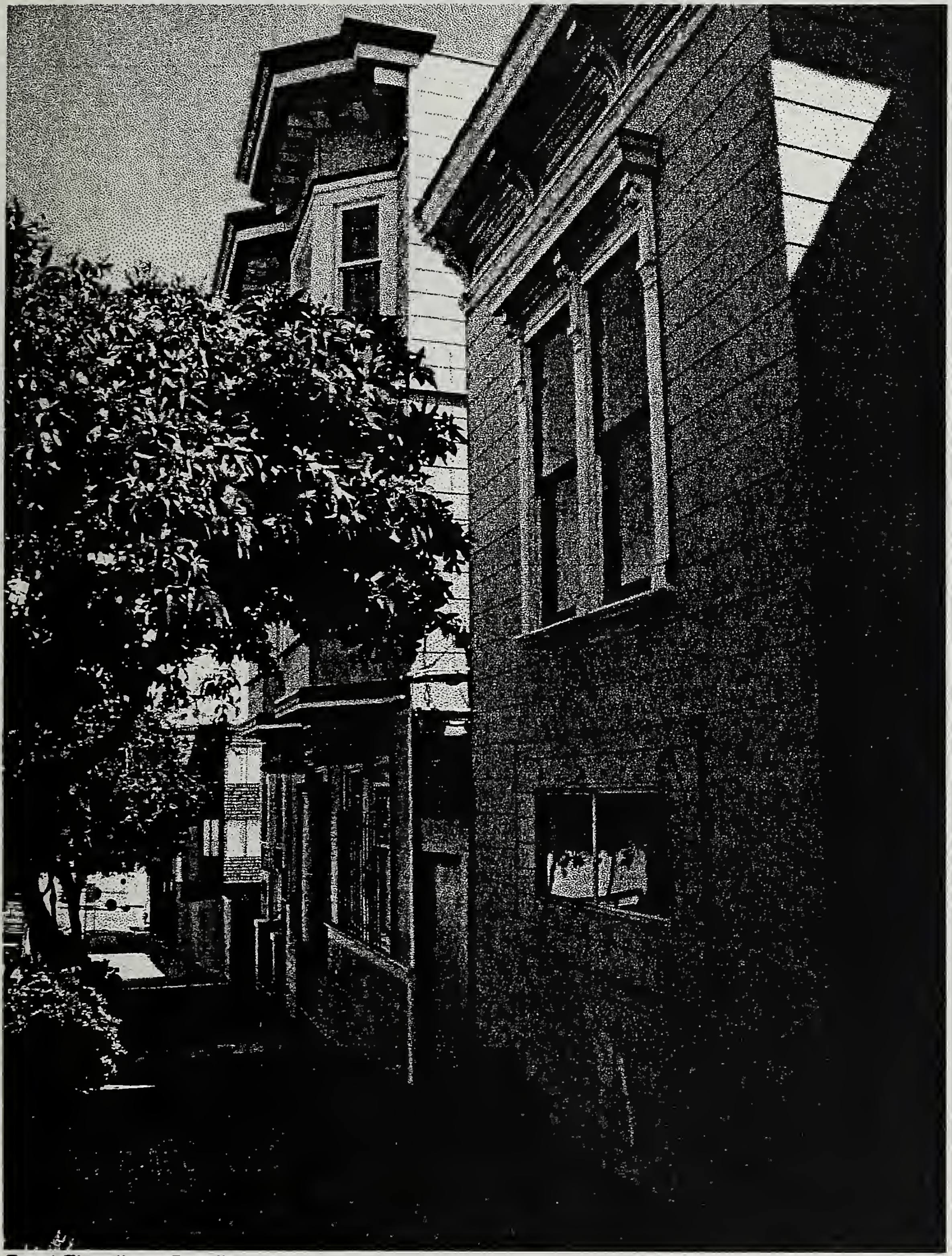
3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☒Yes ☐No ☐Unable to determine

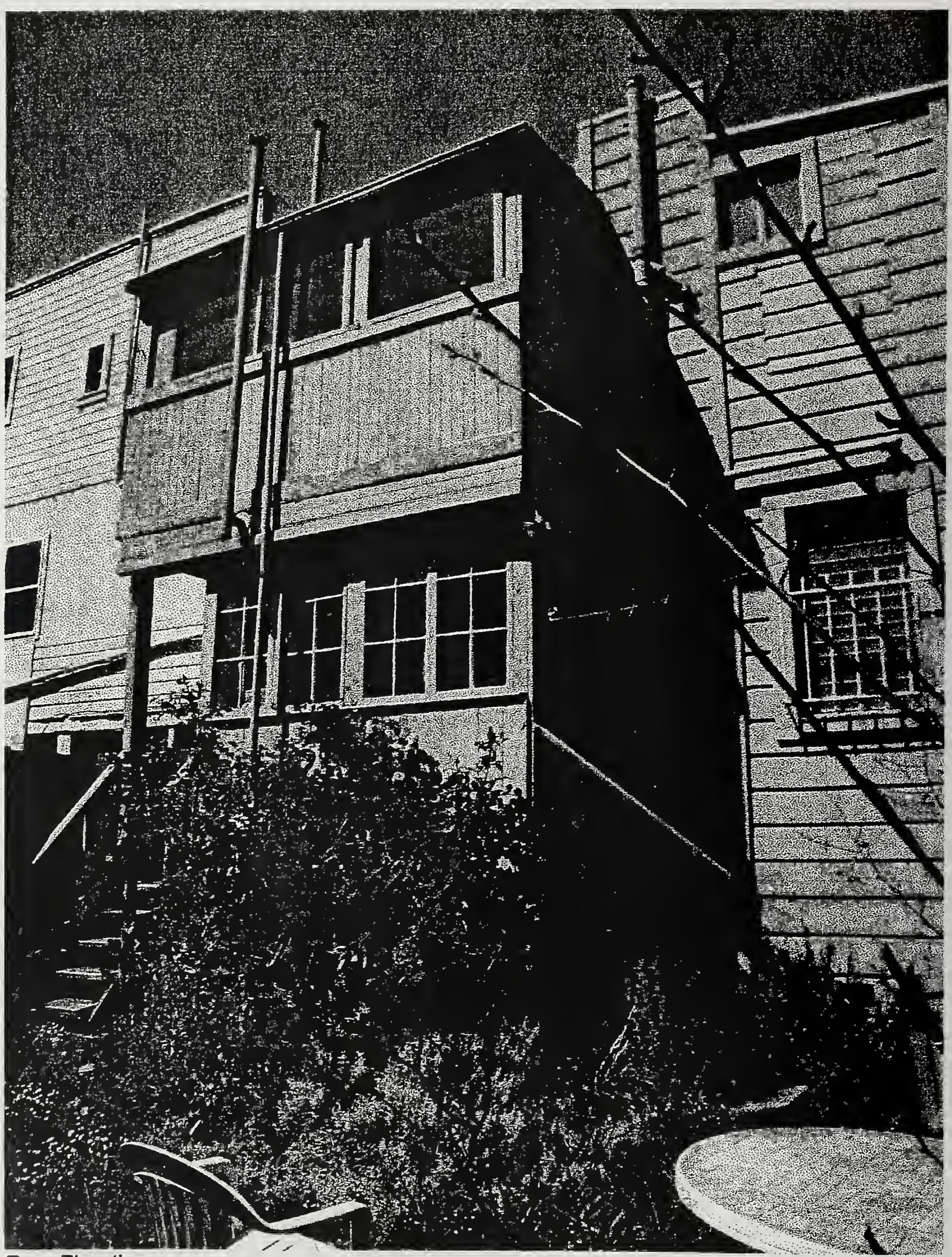
   Because the area surrounding the project site contains a number of historic resources, the likelihood of a potential historic district in the area would support a façade that is compatible in materials and scale with the surrounding buildings. The choice of materials and the detailing of the projecting bay window are inconsistent with the prevailing neighborhood, however the scale and massing are appropriate.



Front elevation of 1314-1316 Lyon Street



Front Elevation - Detail



Rear Elevation

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION AND CATEGORICAL EXEMPTION FROM ENVIRONMENTAL REVIEW

Project Title: **2004.0953E 74 New Montgomery Street, Conversion of Office Space to 111 Residential Units**
Location: **Block 3707, Lot 33**
City and County: **San Francisco**

Description of Nature and Purpose of Project: The proposed project involves the conversion from office to residential of the approximately 136,202-square-foot, seven-story building at 74 New Montgomery Street in the Downtown Area of San Francisco. The Call Building, designed by the Reid Brothers to serve as the headquarters of the former Call Newspaper, was constructed in 1914. It occupies a rectangular lot that is bounded by New Montgomery Street on the east, Aldrich Alley (Ambrose Bierce Street) to the south, Annie Street to the west, and Jessie Street to the north. The building is a Category I Building designated by Article 11 of the San Francisco *Planning Code.* The property is within a C-3-0 Zoning District and a 150-S/300-S Height and Bulk District.

The Project would provide approximately 111 residential units; 107 units on floors 2 through 7, and four units in a new penthouse constructed on the roof of the building. There would be approximately 81 one-bedroom units and 30 two-bedroom units. The proposed one-story penthouse would cover approximately 47 percent of the existing rooftop surface and would be set back from all edges of the building consistent with Article 11 standards. An existing below-grade parking garage contains approximately 34 parking spaces accessed on Jessie Street. Through reconfiguration of the existing space, eight new parking spaces would be provided for a total of 42 parking spaces.

The historic exterior of the building would be preserved, and the existing retail and office uses on the ground floor would be continued. Historically significant window frames would be restored and preserved; however, existing glass may be replaced to accomodate the new residential use. An approximately 7,300-square-foot roof-top deck would be available to future residents.

This Certificate of Determination of Exemption from Environmental Review examines potential for any environmental impacts from the proposed project.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: New Montgomery Associates LLC, requiring a Permit to Alter application, a Planning Code Section 309 determination of compliance and exceptions to rear yard and independently accessible parking requirements, and an authorization for variance to air and light requirements. Project contact: Michael Yarne, (415) 954-4900.

EXEMPT STATUS: General Rule Exclusion (State Guidelines, Section 15061(b)(3).
Categorical Exemption (State Guidelines, Section 15301 and 15332.

(Continued on next page)

Contact Person: Paul Maltzer — Telephone: (415) 558-5977

Date of Determination:

February 14, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Mike Kelly
Michael Yarne
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Distribution List
Historic Preservation List
K. Amdur

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REMARKS: The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen in certainty that the proposed project would not have a significant effect on the environment. All environmental areas were evaluated and no significant impacts were found (see the discussion that follows).

The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(2) indicates that the project is exempt pursuant to a categorical exemption (Article 19, Section 15300). Specifically, the project would qualify for a Class 1(a) Existing Facilities Exemption as described in the Planning Department's policy guidelines for applying categorical exemptions adopted on August 17, 2000, because the project involves a minor alteration of a private structure involving negligible expansion. The project would convert office space to residential use above the second floor of the building, and the penthouse addition would be approximately 3,000 square feet or an approximately 2.6 percent increase in building's the gross square footage. Changes of use are included in Class 1 exemptions if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district as defined in the Planning Code. The proposed new residential use would be permitted in an equally or more restrictive zoning district and thus is not an intensification of use under the *Planning Code.* Furthermore, the maximum occupancy possible within the proposed new residential use would be no greater than the maximum occupancy possible within a 10,000 square foot addition to the existing commercial office use.

Land Use- The City's *General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The project site is located within the boundaries of the Downtown Plan, an Area Plan of the *General Plan*. The Downtown Plan is the policy document that guides growth and development in San Francisco's downtown area. Centered on Market Street, the plan covers an area roughly bounded by Van Ness Avenue to the west, The Embarcadero to the east, Folsom Street to the south, and the northern edge of the Financial District to the north. The plan contains objectives and policies that address the following: provision of space for commerce, housing and open space; preservation of the past; urban form; and movement to, from and within the downtown area (transportation). The Downtown Plan was intended to manage growth in this area, including maintaining a compact downtown core and directing growth to areas with developable space and easy transit accessibility. The Downtown Plan, as well as the existing Residence Element, encourage the development of residential uses in and around the high intensity downtown core and near major transit lines.

The San Francisco *Planning Code*, which incorporates the City's Zoning Maps, implements the *General Plan* and governs permitted uses, densities, and configuration of buildings within the City. The project site on Assessor's Block 3707, Lot 33 is within the C-3-O (Downtown Office) Zoning District, which permits commercial and residential uses.

Residential uses are principally permitted in C-3 districts up to a dwelling unit density threshold of one unit per 125 square feet of site area or approximately 142 dwelling units for the 74 New Montgomery Street site. The project proposes 111 units which is under the permitted number. The site is in a 150-S and 300-S Height and Bulk District. Approximately 25 percent of the property—the portion fronting New Montgomery Street—falls within a 150-S Height & Bulk District. The remaining 75 percent of the property falls within a 300-S Height & Bulk District. The 'S' Height & Bulk District permits new construction of up to 85' in height as of right at the subject property, with a floor plate of no more than 20,000 square feet in area and 160' in length above an 85' base height. The 150-S designation permits structures up to 150' in height (within the design parameters described above) and the 300-S designation permits structures up to 300' in height (subject to the same bulk limitations).[1] Although the 'S' Bulk District would technically permit additions up to 165'-tall on the front portion of the lot and 330'-tall on the rear 75 percent of the lot, the existing building's Category I historic status limits additions to no more than 75 percent of the roof area and no more than one-story in height above the existing roofline.

Because the length of the existing building exceeds the 160' maximum established for 'S' Districts, the building qualifies as a "legally non-complying structure" as defined in Code section 180. As such, the building's current bulk is legally protected under the Code. Enlargements, alterations and/or changes in use to non-complying structures are permitted so long as there is "no increase in any discrepancy, at any level of the structure, between existing conditions on the lot and the required standards for new construction set forth in the Planning Code." The proposed penthouse addition would comply with the 150-S and 300-S Height & Bulk District regulations and Article 11 restrictions on additions and thus would not increase any new discrepancy.

Traffic- Table 1 presents the LOS and delay data for the four study intersections near the project site (Market/New Montgomery, Mission/New Montgomery, Howard/New Montgomery, and Mission/Second). All but the intersection of Market Street/New Montgomery Street/Post Street currently operate at an acceptable LOS of D or better. The intersection of Market Street/New Montgomery Street/Post Street

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[1] The Planning Commission may also approve an additional 10 percent increase in the maximum 150' and 300' height otherwise permitted.

currently operates at LOS E with a delay of 63.4 seconds. The poor operating conditions at this intersection are primarily due to the high pedestrian volumes and other factors which reduce the saturation flow rate at Market Street/New Montgomery Street/Post Street. The intersections on Mission Street were analyzed with and without enforcement of the existing bus-only lane. Observations showed that although the bus lanes on Mission Street are clearly striped and signed for buses only, some cars do use them as a normal travel lane. For the nonenforcement scenario, adjustments to the Mission Street bus lane were made to reflect the current operating conditions. With the assumption that the bus-only lane is fully enforced, the LOS and delays at intersections on Mission Street would worsen, as shown in Table 1 at the intersection of New Montgomery Street and Second Street. Because private vehicles also use the bus-only lanes during peak hours, the non-enforced analysis is closer to reality.

Table 1
Intersection Level of Service
Existing and Existing plus Project Conditions – Weekday PM Peak Hour

	Existing (2004)		**Existing plus Project[4]**	
	Delay[1]	**LOS**	**Delay[1]**	**LOS**
1. Market/New Montgomery	**63.4[2]**	**E[2]**	**66.2[2]**	**E[2]**
2. Mission/New Montgomery	20.8/37.9[3]	C/D[3]	20.1/37.4[3]	C/D[3]
3. Howard/New Montgomery	25.5	C	24.1	C
4. Mission/Second	20.7/35.9[3]	C/D[3]	20.7/35.9[3]	C/D[3]

Source: CHS Consulting Group, January 2005.

Notes:
1. Delay presented in seconds per vehicle.
2. Intersections operating at LOS E or F are highlighted in bold.
3. Shows LOS conditions under both typical operating conditions and with full compliance with the bus only lane.
4. To provide a more conservative estimate of impacts, this study assumed a project with 120 dwelling units, including 92 one-bedroom units and 28 two-bedroom units. The current proposal would provide 111 dwelling units, including 81 one-bedroom units and 30 two-bedroom units. Accordingly the impacts discussed in this Table are slightly greater than the impacts that would be generated from the proposed 111 unit project.

Based on the San Francisco Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* and 2000 U.S. Census journey-to-work data, the existing office space generates about 45 vehicle trips during the weekday p.m. peak hour. Of these, two are inbound and 43 are outbound, reflecting the building's current office uses. The proposed conversion would generate about 37 vehicle trips during the weekday p.m. peak hour, of which 25 would be inbound and 12 would be outbound, reflective of the proposed residential uses. Thus, there would be a net decrease of eight vehicle trips.

Trip distribution patterns for the office uses were based on those presented in the *SF Guidelines* for the C-3 district. Trip distribution patterns for residential use were based on 2000 Census data for Census Tract 176.02. Based on these distribution patterns, the net new p.m. peak period vehicle trips at each study intersection were adjusted to reflect the change from office use to residential use. For example, a total of 11 southbound through trips were added in the direction toward the proposed project at the intersection of Market/New Montgomery/Post Streets, and 27 trips were deducted from both the Mission Street/New Montgomery Street (southbound through direction) intersection and the Howard Street/New Montgomery Street (southbound right turns) intersection. The adjustments reflect that the residential building would have more inbound trips and fewer outbound trips during the p.m. as compared to an office building. Based on the trip distribution patterns, similar adjustments were made at all four study intersections.

Under the Existing Plus Project conditions, all of the study intersections would continue to operate at the same LOS, as shown in Table 1. Of the four intersections, only the intersection of Market Street/New Montgomery Street/Post Street would experience an increase in delay, which would be less than five seconds. The remaining three intersections would experience either the same or improved delay times, even with transit lane enforcement on Mission Street.

Passenger loading demand for the proposed project's 111 residential units is expected to be low. Under the proposed project, 42 parking garage spaces would be provided to residents in the building, who therefore would be unlikely to require the use of a passenger loading area. Because passenger loading demand typically relates to the residents and disabled/elderly who use taxis or other vehicle passenger accommodation, passenger loading demand is anticipated to be low. In front of the project site's main entrance on New Montgomery Street there are three 30-minute metered loading spaces (enforced on weekdays between 7 a.m. to 3 p.m.). These metered loading spaces would be required for the retail services on the first floor of the proposed project and would remain unchanged. However, the Department of Parking and Traffic (DPT) has a new type of curb painitn (yellow and white stripes) that allows truck loading during the day (typically from 8:00 a.m. to 6:00 p.m., Monday through Saturday). The rest of the time would be for passenger loading only. In addition, there is a passenger loading area (white curb zone) that can accommodate approximately five vehicles on the north side of Jessie Street, approximately 50 feet north of the building's main entrance. The white curb zone is primarily designated as the passenger loading area for the Palace Hotel. Field observations show that this white curb zone is usually unoccupied except when there is a major function at the hotel. This white curb zone could potentially be used for passenger loading activities related to the proposed project. Due to the infrequent need for passenger loading, the existing

white zone curb could also potentially serve the loading demands of the proposed project without causing passenger loading impacts.

In sum, the proposed project would have no significant impacts on intersection operations or loading.

In the year 2020, the future cumulative traffic impacts would cause the intersection of New Montgomery Street and Market Street to deteriorate from LOS E to an unacceptable LOS F due to the anticipated background traffic growth. To ascertain the significance of the proposed project's impacts on future traffic volumes at these intersections, the project's contribution was compared to entire intersection. The proposed project would contribute less than five percent to the future traffic growth. For the traffic movements that determine the overall LOS performance at this intersection, the project would generally add traffic to movements that would continue to operate satisfactorily. The project would add 11 vehicles to southbound through lane and two vehicles to eastbound right-turn lane, critical movements that would operate poorly for the 2020 cumulative conditions. In this instance, the project's share of future traffic volume at the critical movements would have a relatively small contribution between 1.0 and 1.2 percent for the eastbound right turn and southbound through movement respectively. Therefore, the project's traffic would not represent a considerable contribution to future cumulative traffic conditions, and the project would not have a significant traffic impact.

Noise- Traffic is the existing noise source that makes the greatest contribution to ambient noise levels throughout most of San Francisco. Traffic volumes in an area would have to approximately double before the attendant increase in ambient noise levels would be noticeable to most people. The proposed residential conversion project would slightly decrease the number of vehicle-trips to adjacent streets, after vehicle-trips from existing uses are accounted for. Therefore, traffic-generated noise levels would not be expected to change and would not be significant environmental effects.

Air Quality- The Bay Area Air Quality Management District has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum-size projects that the District considers capable of producing air quality problems due to vehicular emissions. One of the applicable thresholds is 2,000 new vehicle trips per day. The proposed residential conversion project would be significantly below this minimum standard. There would be no construction-generated particulates or dust as the conversion would occur almost entirely within the existing structure. Therefore, no significant air quality impacts would be generated by the proposed project.

Shadow- Based on the results a shadow-fan analysis completed by the Department, the proposed residential conversion project would not create any additional new shadow on public open spaces under the jurisdiction of, or to be acquired by, the Recreation and Park Commission. Specifically, the penthouse addition would be set back from the western edge of the building, and would not affect any Proposition K protected properties Under *Planning Code* Section 295.

Wind- Based on the existing environment of varied towers in the vicinity, both higher and lower than the existing 74 New Montgomery building, the proposed one-story penthouse addition should not create or add to any existing hazardous wind conditions. For the purposes of CEQA, wind speeds in excess of the pedestrian comfort criteria are considered a less-than-significant impact. Since the project would not contribute to existing hazardous wind conditions, the project would not be considered to have a significant impact on wind conditions.

Utilities/Public Services- The proposed residential conversion project is on a site that is currently served by fire, police, schools, solid waste collection, recreational facilities, water, gas, and electricity. The project could increase demand for and use of public services and utilities on the site, and would increase water and energy consumption, but not in excess of amounts expected and provided for in the project area. Thus, the 74 New Montgomery conversion project would not be expected to have a measurable impact on public services or utilities. The proposed residences and retail space would be designed to incorporate water-conserving measures, such as installing low-flush toilets and urinals, as required by San Francisco *Building Code.*

Biology- No known rare, threatened or endangered species are known to exist in the project vicinity. The project site is in a developed urban area and does not support or provide habitat for any rare or endangered wildlife species. No other important biological resources exist on the site, which is completely covered by impervious surfaces that do not provide habitat. Development of the site would not require removal of mature scenic trees because there are no trees on the site. The project would not affect plant or animal habitats. The project would not interfere with any resident or migratory species. Therefore, the project would not have significant impacts on biology.

Water Quality- The project would not substantially degrade water quality or contaminate a public water supply. All sanitary wastewater from the proposed buildings and stormwater runoff from the project site

would continue to flow into the City's combined sewer system, to be treated at the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. Treatment would be provided pursuant to the effluent discharge limitations set by the Plant's National Pollutant Discharge Elimination System (NPDES) permit.

The site is entirely covered with a building, and there would be no change in the amount of impervious surface coverage on the site. There would be no excavation and water supplies or groundwater would not be affected. There would be no significant water quality, groundwater, flooding, or erosion impacts from the proposed project

Hazards- A Phase I Environmental Site Assessment (Phase I ESA) was prepared for the 74 New Montgomery Street project site in 1999.[2] The Phase I ESA reviews and summarizes previous environmental documents prepared for the same study area, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and summarizes potential contamination issues. The information available in this study is summarized below.

Past uses of the site that could have potential impacts on soil and groundwater include the newspaper publishing business occupying the Call Building starting in 1914. One 750-gallon inactive heating oil underground storage tank (UST), along with impacted soil, was removed from the basement of the existing building in 1999. An Underground Storage Tank Case Closure was issued for the site by the Local Oversight Program of the San Francisco Department of Public Health, and no further action related to former USTs on the site is required.[3], The San Francisco Department of Public Health has confirmed, in a letter dated November 4, 2004, that the site now satisfies state standards for both commercial and residential uses.[4]

A search of the State list of registered USTs and interviews with property management officials indicate that no registered USTs or above-ground storage tanks (ASTs) containing regulated or hazardous substances remain on the project site.

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[2] R.T. Hicks Consultants, LTD. Environmental Site Assessment: 74 New Montgomery Street, San Francisco, California, March 25,1999

[3] Golden Gate Tank removal, *Tank Closure Report, 74 New Montgomery Street,* June 24, 1999

[4] Albert Lee, Senior Environmental Health Inspector, Environmental Health-Local Oversight Program, San Francisco Department of Public Health, letter to Michael R. Yarne, Farella Braun + Martell LLP re: Underground Storage Tank Case Closure for Commercial Property located at 74 New Montgomery, San Francisco, November 4, 2004.

No reconnaissance or documented evidence was found to indicate that the project site was used to generate or dispose of regulated hazardous materials. Based on an environmental database search, no hazardous releases from off-site sources were considered to represent environmental threats to the project site. The existing building on the project site was constructed in 1914. In the past, asbestos, polychlorinated biphenyls (PCBs), and lead were commonly installed in such materials as fire proofing, floor tiles, roofing tar, electrical transformers, fluorescent light ballasts, and paint. If such hazardous materials exist in a building when it is demolished, they could pose hazards to workers, neighbors, or the natural environment. The Phase I ESA concluded that the presence of asbestos and lead-based paint was a recognized environmental condition identified on site. PCB-containing light ballasts were also considered a possible hazardous concern at the project site; however, no leakage evidence was found and the ESA noted that all light ballasts containing PCBs were removed. It was recommended that proper procedures for removal and disposal of asbestos and lead in the building be followed (as described below under Asbestos and Lead) during renovation of affected project areas.

Asbestos. The ESA indicated the presence of asbestos in the building. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; descriptions and locations of the structures to be demolished/altered including size, age and prior use, and the approximate amounts of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District will inspect any removal operation for which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. Asbestos removal contractors must be certified as such by the

Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

Lead. The ESA recommended testing for the presence of lead paint in the building. Renovation must comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 36 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 36 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than 10 total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide the Director of the Department of Building Inspection with written notice that describes the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is

residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment Is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet Related to Protection from Lead in the Home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures by the San Francisco Building Code would ensure that potential impacts of demolition, due to lead-based paint, would be reduced to a less-than-significant level.

In conclusion, there is no evidence of hazards related to USTs, contaminated soil, or regulated hazardous materials at the project site, and potential impacts related to building materials would be reduced to less-than-significant levels by project compliance with state and City regulations related to contaminated building materials. No unusual hazardous materials or fire safety issues would result from project operation. Therefore, the project would not have significant impacts related to hazardous materials.

Historic Architectural Resources- The proposed project would preserve the historic architectural resources of the 74 New Montgomery Street building in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* The 74 New Montgomery Street building was designed by the Reid Brothers and originally used as the headquarters of the San Francisco *Call* newspaper from 1914, the year of construction, to 1929. For the next eleven years until 1940, it was the headquarters of the *Call Bulletin.* After the newspaper ceased publication, the interior of the building was converted to accommodate general commercial office use up to the present. Due to repeated tenant renovations over the past 60 years, it appears that no significant historic fabric remains in the interior of the building.[5] However, with the exception of the reinforced concrete building's ground floor store fronts, the richly clad exterior of the building has been preserved relatively intact since its construction.

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[5] Jay Turnbull, Page & Turnbull Historic, telephone conversation, September 14, 2004

The project building is designated a Category I "Significant" Building pursuant to Article 11 of the San Francisco Planning Code and was assigned a rating of "A", the highest possible rating, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage. According to the San Francisco Planning Department's Historic Resource Inventory, the Call Building has a California Historical Resources Code of "3S," which means that the property "appears to be eligible" for individual listing in the National Register of Historic Places. The subject property is located in the New Montgomery-Second Street Conservation District. This District is located close to the central core of the financial district and is one of the few architecturally significant areas remaining largely intact in the South of Market area. The District has a varied character ranging from the small and intimate on the alley streets to a more monumental scale on New Montgomery. In spite of this wide range, the district forms a coherent entity due to the buildings' common architectural vocabulary and the rhythm of building masses created by the District's intersecting alleys. Because the project building has been designated a Category I Building pursuant to Article 11 of the San Francisco Planning Code, it is considered an "historical resource" as defined in Section 15064.5(a)(3) of the CEQA Guidelines.

An *Historic Resource Evaluation Response* memorandum prepared by the Planning Department's Preservation Unit determined that the proposed adaptive reuse of the building would restore the historically significant portions of the exterior consistent with the *Standards*.[6] Distinctive materials, features and finishes that characterize the building would be retained. Where necessary, appropriate cleaning, materials conservation and maintenance measures would be undertaken to ensure a sound façade. Existing windows may be replaced with new glass to satisfy energy and sound requirements for the new residential use. The existing window frames would be retained and repaired where necessary. The proposed penthouse would be designed consistent with Article 11 standards for Category I buildings and the *Standards* and, accordingly, would be set back from the roof edge and cornice as to not be visible from the surrounding streets. The proposed conversion to residential use would involve alterations to the interior of the building, including the introduction of new interior structural systems to bring the building up to current seismic safety standards, but these changes would not substantially alter the building's distinctive materials, features, spaces or spatial relationships. For all of the above reasons, the 74 New Montgomery residential conversion would not cause a substantial adverse change in the significance of a historical resource.

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[6] Adam Light, Preservation Technical Specialist, San Francisco Planning Department, Memorandum to Joan Kugler, Major Environmental Analysis Unit, re: *74 New Montgomery Street (The Call Building), Block 3707, Lot 33, Case No. 2004.0953E, Historic Resource Evaluation Response*, January 11, 2005

Cumulative Impact- The project is an adaptive reuse of and minor addition to an existing building. The environmental effects of the project would not be significant individually or cumulatively. The project would result in a net decrease of eight vehicle trips in the p.m. peak hour.

Conclusion- CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. The proposed project consists of the adaptive re-use of an existing structure in an established high-intensity urban area. It would convert office space to residential use and retain existing ground floor retail uses. The project involves an historic building, but because alterations to the exterior of the existing building would be minimal and would be done in full conformance with the *Standards*, there would be no significant adverse impact on historic resources. Based on the above analysis, it can be seen with certainty that the proposed project could not have a significant effect on the environment. Therefore, the proposed project is appropriately exempt from environmental review.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1048E, Construction of a Two-Family Dwelling

Location: 1054 Haight Street (Assessor's Block 1236, Lot 016)

City and San Francisco

Description of Nature and Purpose of Project: There is an existing two-story single-family carriage house on the rear of the project site. The lot is approximately 137.5 feet in length; the existing single-family carriage house occupies the last 45 feet of the lot. The proposed project would retain the existing building in the rear and construct a new two-family dwelling in the front of the lot. The new structure would be approximately 5,824-gross square feet, three-story over garage. The new proposed building would be approximately 40 feet in height. The proposed structure would include a three-car parking garage. The existing building on the project site was constructed around 1885. It is listed on the Buena Vista Informational Survey with a rating of Non-Contributory. The approximately 3,780 square foot site is located about mid-block on Haight Street between Baker and Broderick Streets. The site is zoned RH-3 (Residential, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Bruce Baumann, (415) 551-7884

EXEMPT STATUS:
X Categorical Exemption, Class 3[State CEQA Guidelines Sections 15303(b)]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:

February 15, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Bruce Baumann, Project Sponsor
Glenn Cabreros- NW Quadrant
Historic Resource List
Sue Hestor, Attorney at Law
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

The proposed project would involve the construction of a new 5,824-gross square feet, three-story over garage two-family structure. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of duplex or multi-family residential structure. In urbanized areas, up to six dwelling units may be constructed under this exemption. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department has to determine whether the building located on the project site is a historical resource as defined by CEQA. The existing residence located at 1054 Haight Street was built in 1885 as the carriage house to a larger residence that had since been demolished. Even though no recent historic evaluation was conducted, the Planning Department's Preservation Coordinator determined that the proposed project would not require a Historical Resource Evaluation. The existing carriage house was surveyed as part of the Buena Vista North Historic District in 1989 and was found to be non-contributory. For CEQA purposes, even if the Department were to assume the carriage house could be a potential historic resource, the proposed new construction would have no adverse effect on the potential resource because the proposal would not alter the carriage house and the reconstruction of a residential building at the front of the lot would replace the missing element thus benefiting the block face and restoring the carriage house's direct relationship to a larger residential structure.[1] Therefore, the proposed project at the front of the lot would not result in a significant effect on a potential historical resource.

As described above, the project was found to satisfy criteria for exemption under Class 3(b). CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under the above-cited classifications.

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[1] Mark Luellen, Preservation Technical Specialist, Email Correspondence to Tammy Chan, Environmental Planner, *1054 Haight Street,* February 10, 2005.

Mark Luellen
02/10/2005 02:46 PM

To: Tammy Chan/CTYPLN/SFGOV@SFGOV
cc: Glenn Cabreros/CTYPLN/SFGOV@SFGOV
Subject: 1054 Haight Street Historic Resource Information

The existing residence located at 1054 Haight Street was built in 1885 as the carriage house to a larger residence that is not longer standing. The property was surveyed as part of the Buena Vista North Historic District in 1989 and found to be non-contributing. Even though recent historic evaluation was not conducted and even if it is assumed that the rear cottage is a potential historic resource, constructing a building at the front of the lot would have no adverse effect on the potential resource because the proposed project would not alter the existing cottage. The reconstruction of a residential building at the front of the lot would replace the missing tooth thus benefitting the block face and restoring the carriage house's direct relationship to a larger residential structure.

Mark Luellen
Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94103
415-558-6478 ph.
415-558-6409 fax

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

roject Title: Case No. 2004.0153E

ocation: 1847 Scott Street

ity and County: San Francisco

escription of Nature and Purpose of Project: The proposed project would involve a vertical addition and interior odifications to an existing one-story-over-basement, one-family dwelling. The vertical addition would consists of two tories plus a penthouse – the first additional story would be setback from the front façade by 5.5 feet, the second dditional story would be setback 15 feet from the front façade, and the penthouse would align with the southern lateral uilding wall at the rear of the roof. The project site at 1847 Scott Street (Assessor's Block 1050, Lot 003) is pproximately 1,320 square feet in size and located about mid-block on the western side of Scott Street in the block ounded by Pine, Scott, Bush, and Divisadero Streets. The project site is zoned RH-2 (Residential, House, Two-amily) and is within a 40-X height and bulk district.

ame of Person, Board, Commission or Department Proposing to Carry Out Project: Santos Urrutia; phone: (415) 642-722

XEMPT STATUS:

 Categorical Exemption [State CEQA Guidelines Sections 15301]

EMARKS: See reverse side.

ontact Person: Art Aguilar Telephone: (415) 558-5973

ate of Determination:

February 18, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

c: Santos Urrutia, project sponsor
Geoffrey Nelson, NW quadrant
Historic Preservation distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

The existing building at 1847 Scott Street is listed in the 1976 Architectural Survey. This inventory assessed the architectural significance of 10,000 surveyed structures from the standpoint of overall design and particular design features. Both contemporary and older buildings were included and each building was numerically rated according to its overall architectural significance.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated January 14, 2005, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties* and that the project would not have a significant adverse affect on the historic resource.[1]

The existing building was constructed in approximately 1881. The character defining features include those aspects that are typical of Victorian flat front Italianate houses – overall façade dimensions and proportions, and façade composition (including front steps, recessed entrance, and paired set of double-hung wooden sash windows). The detailing and materials of the front façade are also character defining, which include the detailing around the entry and windows, their bracketed hoods, and the façade's rustic redwood siding. The proposed project would retain the integrity of the front façade's dimensions and height and would meet the Secretary of the Interior's Standards. The proposed first floor addition would be largely hidden behind the house's existing generous front parapet and therefore would not in of itself cause a significant adverse affect. While the second additional level would rise above the parapet with a 15-foot setback, and would be visible from the street, staff believes that it is setback far enough that the historic fabric of the original façade, including its proportions, is maintained. The upper story penthouse, which was originally proposed for the middle of the roof, has been setback to the rear, making it only minimally visible. Because the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmental sensitive. The existing building is approximately 1,808 square feet and the proposed addition would increase the square footage by approximately 1,421 square feet, for a total square footage of 3,229 square feet. The project site is not located in an environmentally sensitive area of the City and is an area where all public service and facilities are available. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. January 14, 2005.

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MEMORANDUM

TO: **Art Aguilar, Major Environmental Analysis**

CC: Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Mat Snyder, SE Quadrant Planner / Preservation Technical Specialist**

REVIEWED BY: **Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator**

DATE: **January 14, 2005**

RE: **1847 Scott Street**
Block 1050, Lot 003
Case No. 2004.0153E
Historic Resource Evaluation Response

This memorandum is the second memorandum from preservation staff regarding this project. The initial memorandum indicated that staff did not believe this project met the Secretary of Interior's Standards. Since that memo was drafted, the project sponsor has made modifications to the design, including moving the proposed penthouse to the rear, and revising the treatment of the parapet / railing at the first and second additional stories. The project sponsor also installed story poles that outlined the proposed development that helped staff better envision the results of the addition. As a result, staff has now determined that the project would not cause a significant effect to this historic resource.

PROPOSED PROJECT

1. Project Description

The proposal is to add a vertical addition and make interior modifications to the existing one-story-over-basement house. According to a Historical Report prepared Jonathan Pearlman, the interior of the house has been gutted. The addition would consist of two stories plus a penthouse. The first additional story would be setback from the front façade by 5.5-feet, would be largely hidden behind the existing parapet walls. The second additional story would be setback ten-feet from the first additional story, or 15-feet from the *front façade. A small penthouse would align the southern lateral building wall at the rear of the roof. In addition, a rear stair would be built at the rear of the property. The structural plans show that almost all of the interior wall have been or would be removed. Small portions of the exterior walls at the front corners of the house and the back "addition" portion of the house are also proposed to be removed and replaced. The plans indicate that the floor plates will be maintained.*

2. **Property Description**
The subject property is a one-story-over-basement single-family house. As described in an historical information report prepared by Jonathan Pearlman:
The front façade is composed in two bays, with an exterior stairway rising to the recessed entrance on the left, and a paired set of double hung wooden sash windows with arched upper lights on the right. Beneath the window is a garage door opening, and to the right of that a man door giving access to the garage space and rear. The entrance and double window opening are richly detailed, with prominent bracketed hoods. Cladding is horizontal rustic redwood. Adjoining to the north is a double house of identical design and detailing.

While most of the interior has been demolished, and the building is in poor structural condition, the exterior design elements on the street façade are intact.

3. **Historic Rating/Survey**
The subject building was included in the 1976 Architectural Survey. There is no indication that it had been included in any other survey.

4. **Historic District/Neighborhood Context**
The subject building is not within a Historic District. According to the submitted photographs, the surrounding neighborhood is characterized as having typical multi-family residential structures, including another flat-front Italianate structure, and other Edwardian structures. Jonathan Pearlman did note that the subject building and the building to the immediate south are related and form a noteworthy grouping.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to Jonathan Pearlman's report, the house was constructed in 1881. The permit history indicates that very little work has been done to the house over its history with the benefit of permits. Other than permits for the current project, only one building permit back in 1980 application was issued; that was for front stair repair. The report indicates that Russell Warren, an insignificant designer, who practices in San Francisco from 1880 to 1889, designed the building.

2. **Period of Significance**
The period of significance would be the date of the building's construction, which is 1881.

3. **Character-Defining Features**
The character defining features include those aspects that are typical of Victorian Flat Front Italianate houses. These aspects include the overall façade dimensions and proportions, the façade composition, which include the front steps, the recessed entrance, and the paired set of double-hung wooden sash windows. The detailing and materials of the front façade are also character defining. These include the detailing around the entry and windows, their bracketed hoods, and the façade's rustic redwood siding.

4. **Integrity** The seven aspects of integrity are: location, design materials workmanship setting, feeling and association.
Even though the building is in poor structural condition, the front of the building, where most of the character defining features are found, is intact and sufficiently conveys the historicity of the structure. Staff believes the structure has retained its integrity of location, design, materials, and workmanship.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
Staff believes that the building is a historic resource, in that it is eligible for the California Register of Historic Resources under Category 1. Architecture – as an embodiment of distinctive characteristics of a type, period, region, or method of construction. The house is a good example of a flat front Italianate style house, one of the earliest house styles in San Francisco. These early examples are becoming increasingly rare.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner**

those physical characteristics which justify the property's inclusion in any registry to which it belongs).
Staff believes that the project as proposed meets the Secretary of Interior's Standards. Staff believes that it is important to retain the integrity of the front façade's dimensions and height. Therefore any vertical addition should be designed so that it does not interfere with the proportions of the front of the building. The proposed first floor addition would be largely hidden behind the house's existing generous front parapet and therefore would not in of itself cause a significant adverse affect. The originally proposed parapet for the first additional floor has been changed at the front to a railing that is composed of glass and wood and designed to appear light and transparent. While the second additional level would rise above the parapet with a 15-foot setback, and would be visible from the street, staff believes that it is setback far enough that the historic fabric of the original façade, including its proportions, is maintained. The upper story penthouse, which was originally proposed for the middle of the roof, has been setback to the rear, making it only minimally visible.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
The project sponsor has worked with staff since the initial memorandum to revise and clarify the design of the project. While the initial memo indicated that the second additional story would have to be setback by at least a total of 24-feet for it to sufficiently keep it from significantly affecting the proportions of the existing structure, after viewing the site with the story poles that outlined the proposed addition, staff now believes the setback as proposed is sufficient. Furthermore, the project sponsor has reduced the size of the parapet on the second additional story, and changed the treatment of the parapet on the first additional story to lessen their visibility. Finally, the proposed upper story penthouse has been moved to the rear of the building.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
Not Applicable.

Construction History

The permit history yielded very little information beyond the recent permits for the work that is currently being undertaken. There is only one previous permit from 1980 for repair to the front stairs.

Appl. #	Date	Work
8008675	10.1.80	Repair to front exterior stairs
200303240959	3.24.03	Soft demo for interior inspection
200305134513	5.13.03	Foundation replacement
200306106739	6.10.03	Revision to foundation work

Photographs

A search of the San Francisco Public Library Historic Photo collection located no historic photos of the building. Below are current photographs.

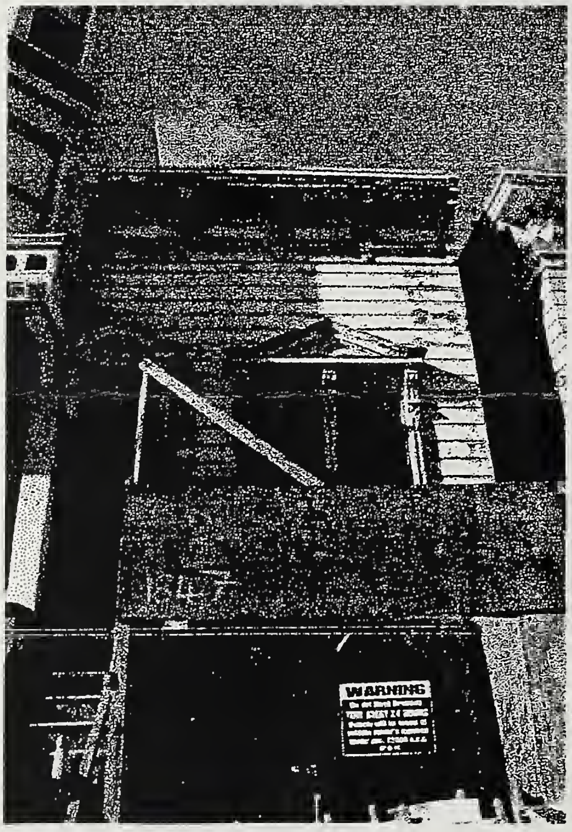

Figure 1: East Façade on Scott Street

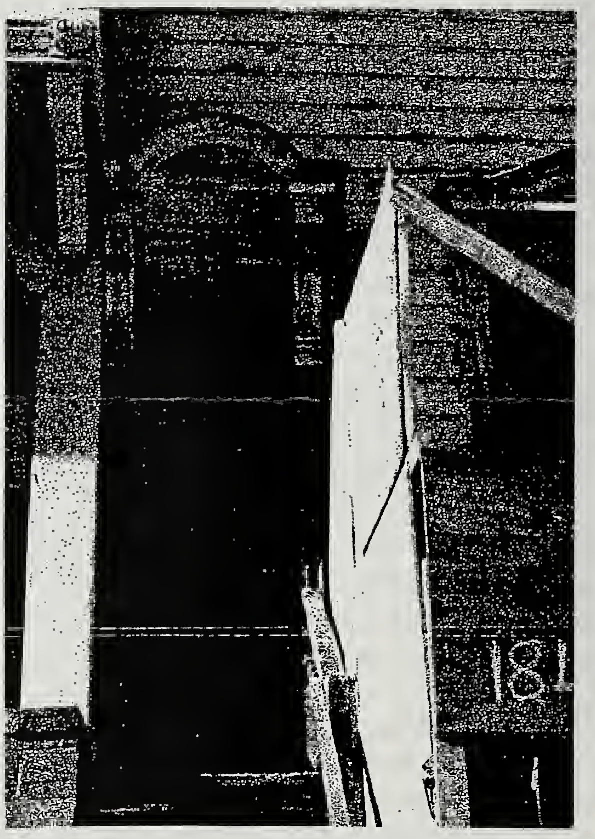

Figure 2: Above, detail, front entrance

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2160 Green Street (2004.1061E)
Location: 2160 Green Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the conversion of a bed and breakfast inn to its original use as a single family dwelling with associated interior and exterior alterations, including, on the east elevation, the removal of exterior stairs and deck, removal of brick chimneys on third level roof deck, and replacement of a door and windows with a window and french doors at the basement level; on the north elevation, removal of a dormer door, addition of french doors, and replacement of window with french doors; and, on the south elevation, conversion of the existing porch, foyer, and storage area into a garage. The project site (Assessor's Block 540, Lot 30) is a 7,812 sq. ft. parcel located at 2160 Green Street, north side, between Webster and Fillmore Streets. The project site is within the RH-2 (Residential, Two-Family) zoning district and a 40-X height and bulk district. The project site (building and site) is part of City Landmark No. 49, the "Sherman House", composed of lots 28 and 30 which include the Sherman House, the carriage house, and the small-scale features associated with the garden.

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9
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Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alice Suet Yee Barkley, (415) 356-4600

EXEMPT STATUS:
_X_ Categorical Exemption [State CEQA Guidelines, Section(s) 15301 (a); 15303 and 15331; Class Number(s): 1 (a), 3, and 31.

REMARKS: The existing building is a City Landmark under Article 10 of the Planning Code and is located in the *Here Today Survey*, adopted by the Board of Supervisors in 1970. The Sherman house was constructed in 1876-1877 and served as a residence for Leander S. Sherman, founder of the nation's oldest and largest musical commercial establishments, Sherman Clay & Co. In 1901, the west

(Continued on second page.)

Contact Person: Randall Dean Telephone: 558-5980

Date of Determination:
February 24, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Mark Luellen
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks, continued:
wing (the "music room") was added. In 1958, the house was converted to a three-unit building but prior to 1963 reconverted back to a single family dwelling. In 1982 the Planning Commission authorized a Conditional Use to convert the main residential building and carriage house to a twelve-suite bed and breakfast inn and a Certificate of Appropriateness for associated building alterations. In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the existing three-story structure is a historical resource as defined by CEQA . The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated January 18, 2005[1], Planning Department staff reviewed the proposed project and determined that the proposed project would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and would be specifically consistent with Standard No. 1 and NO. 9. Under CEQA a project consistent with the Secretary of the Interior's *Standards* "shall be considered as mitigated to a level of less than a significant impact on the historical resource" (CEQA Guidelines § 15064.5 (b) (3)), therefore, there would be no impacts in the category of historical resources

CEQA Guidelines Section 15301(a) or Class 1 (a) provides for an exemption from environmental evaluation for interior or exterior alterations of an existing structure, such as interior partitions, plumbing, and electrical conveyances. The proposed project would require various interior and exterior alterations to convert the existing bed and breakfast inn use to a single family residence, such as replacement of doors and windows with french doors, removal of exterior stairs, deck, and chimneys, and conversion of porch, foyer, and storage area into a garage. Class 1 (a) also provides for the exemption of changes of use "if the new use, as compared with the former use, would first be permitted as a principal or conditional use either in any equally restrictive or more restrictive zoning district as defined in the City Planning Code". The proposed project site is zoned in the RH-2 (Two Family Residence) zoning district. Since a single family dwelling is a permitted use in the RH-2 District, the proposed change from office use to thirteen residential units would be exempt under Class 1 (a).

CEQA Guidelines Section 15303 or Class 3 provides for an exemption from environmental evaluation for projects involving new construction or conversion of small structures. The proposed project involves the conversion of a 12-suite bed and breakfast inn to a single family dwelling use. Alterations would be made to some existing doors and windows and a new garage door would be installed requiring alternations to the existing porch and foyer. In urbanized areas, this exemption applies to new construction or conversion of up to three single-family residences. Therefore, the proposed project is exempt from environmental evaluation under Class 3.

CEQA Guidelines Section 15331 or Class 31 provides for an exemption from environmental evaluation for projects involving limited maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Planning Department staff has determined that the proposed alterations are consistent with the Secretary of the Interior's Standards (see attached memorandum).[1] Therefore the proposed projetct would be exempt under Class 31.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Randall Dean, Major Environmental Analysis, January 18, 2005.

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MEMORANDUM

TO: Randall Dean, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kugler/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **January 18, 2005**

RE: **2160 Green Street**
Block 0540, Lot 030
Case No. 2004.1061E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposed project is the rehabilitation of the Sherman House from a guesthouse back to its original use as a single family home. Exterior alterations to the east elevation of the building include removal of exterior stairs and deck, and removal of the brick chimneys on the third level roof deck. The Project Sponsor also proposes to add a window and four pairs of French doors at the basement level on the east elevation in the place of a single door and four windows will also be removed. North elevation exterior alterations include removing the north facing dormer door leading to the third floor roof deck, adding a pair of French doors and replacing a basement level window with a pair of French doors. In addition, on the south elevation, the existing porch, foyer and storage area will be converted into a garage and the existing pair of entry doors will be replaced with a garage door.

2. Property Description

The Landmark site includes both lots 028 and 030, which include the Sherman House, the carriage, house and all of the small-scale features associated with the gardens. This evaluation only pertains to the proposed project for the Sherman House itself. The building as described in the Landmark designation case report:

Built in 1876-77, the house served as the residence of Leander S. Sherman, founder of the nation's oldest and largest musical establishments, Sherman Clay & Co. The three-story frame house is asymmetrical: a projection from the westerly end of the central portion of the structure is a large west wing immediately (music room) adjacent, the two united by the projecting entrance porch, the side walls of which are yellow stained glass.

Fenestration is varied: on the second floor, windows are slightly rounded, paired within the tower-like projection, and contained within simple frames surmounted by pierced work and then flat pediments; windows on the mansarded third floor are *extremely ornate, being more rounded and framed by projecting triangular pediments supported by handsomely carved pilasters with intricate capitals; fenestration in both wings echoes that of the second story although it is less ornate.*

The mansarded roof is covered with scalloped shingles; here, too, a projecting cornice highlighted by small dentils accentuates the mansard style and provides a finishing touch.

A more prominent projecting cornice appears between the second and third floors. Here, heavy ornately carved brackets combine with a dentil molding and piercedwork modillions, creating a feeling of strength.

Balustrades are used here as a unifying force: surmounting the west wing, under a single second story window and again as stair rails leading to entrance doors.

3. **Historic Rating/Survey**

- *San Francisco Landmark No. 49, designated in 1972*
- *In the 1976 Architectural Survey, the building was assigned a rating of "5", the highest possible rating.*
- *Here Today Survey, adopted by the Board of Supervisors in 1970.*

4. **Historic District/Neighborhood Context**

The building in located in the Pacific Heights neighborhood. The area consists of different types of residential buildings constructed in various periods. The building is has not been documented as a contributor to any historic district.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a "historical resource" as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The subject building is Landmark 49 under Article 10 of the San Francisco Planning Code and therefore the property falls into the "A.2" sub-category of the Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.1 contains adopted local registrars and properties that have been determined to appear eligible, or which may become eligible for the California Register. The properties in sub-category A.2 are evaluated as historical resources for purposes of CEQA.

EVALUATION / ANALYSIS

1. **History**
   Built in 1876-77, the house served as the residence of Leander S. Sherman, founder of the nation's oldest and largest musical establishments, Sherman Clay & Co.

2. **Period of Significance**
   The house was built in 1876-77

3. **Character-Defining Features**
   The building's shape, mansard roof, projecting front porch, quoins, wood siding, and asymmetrical façade composition.

4. **Integrity**
   The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The building is in excellent condition and retains all aspects of its integrity.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

• **Event:** or	☐Yes	☒No	☐Unable to determine
• **Persons:** or	☒Yes	☐No	☐Unable to determine
• **Architecture:** or	☒Yes	☐No	☐Unable to determine
• **Information Potential:**	☐Yes	☐No	☒Unable to determine

The house is significant for its associations with Leander S. Sherman co- founder of Sherman Clay & Co and as an excellent example of the transition in architectural styling from the Italianate to more modern eclectic and period design.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   All of the proposed alterations meet the Standards. Most pertinent are Standards No. 1 and No. 9.

   Note:
   The proposed new doors on the third level north elevation are an exact duplication of the double windows on the south (front elevation, same level). The Standards recommend that the new window opening design should be compatible with the overall design of the building, **but not duplicate the fenestration pattern and detailing of character defining elevation (south).**

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

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59
12/05

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1136E

Location: 570 41st Avenue (Assessor's Block 1504, Lot 016)

City and San Francisco

Description of Nature and Purpose of Project: There is currently a one-story single-family cottage on the project site. The proposed project would demolish the existing building and construct a new three-story, approximately 5,000-sf, two-family residential structure with two parking spaces at approximately 30-feet in height. The existing one-story building on the project site is approximately 30-feet high at the roof peak and contains no off-street parking. The existing building on the project site was constructed in 1912. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The approximately 3,000-square foot site is located on 41st Avenue between Anza Street and Geary Boulevard. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
William Lim, (415) 826-8349

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303(b)]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:
March 2, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Tony Lu, Project Sponsor
William Lim, Project Contact
Glenn Cabreros, NW Team
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The existing structure on the project site is a one-story cottage with a partial basement/crawl space. The buildings on either side of the project site, as well as buildings on the opposite side of the street are mostly three stories. Nearly all buildings date from the mid-20th century.

The existing building on the project site is associated with the reconstruction of San Francisco following the disaster of 1906, however it is located well outside the fire zone, and disqualify this property from contributing to a possible thematic district. The building is also associated with the lives of several persons in the 20th century, but it has been demonstrated that the persons themselves did not contribute significantly to the history of San Francisco, California or the nation to qualify this property for the California Register. Architecturally, this building does not qualify as a significant example of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic qualities. This property was not assessed for its potential to yield information important to the prehistory or history of San Francisco, California, or the nation. This property does not seem to meet any of the criteria (1,2,3) for listing in the California Register, and is not a resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family residential and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 5,000-sf, three-story two-family residential structure. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Moses Corrette, Preservation Technical Specialist, to Tammy Chan, Major Environmental Analysis, February 14, 2005.

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MEMORANDUM

TO: **Tammy Chan,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **February 14, 2005**

RE: **Address 570 41st Avenue**
Block: 1504 Lot: 016
Case No.: 2004.1136E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposed project is to demolish the existing residential building, and construct a new residential building.

2. **Property Description**
The existing building is a single-story, frame residential structure located in the Outer Richmond Neighborhood. It is situated on a lot 25 feet wide, and 120 feet deep. There is a basement / crawlspace and an attic space under a low, pitched roof, with a short dormer facing the street. Exposed rafter tails and the low roof line and exterior clad in shingles are indicators of a craftsman of bungalow style, popular at the time the building was erected in 1912. The building has been maintained, but not altered in its lifetime.

3. **Historic Rating/Survey**
There is no prior survey data. The building was erected in 1912 based on information from the Assessor's office. An original building permit was not found, but the building does not appear on the Water Department's 1905 Sanborn Map, but does appear on the 1913 Sanborn map.

4. **Historic District/Neighborhood Context**
The building is located on a mid-block lot, with three-story buildings on either side. The blockface itself contains a mixture of two and three story buildings. The buildings on the opposite side of the street are mostly three stories. Nearly all buildings date from the mid-20th century.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The lot was vacant before owner A.M. Sylvia erected the present building with day labor in September 1912. There was no architect, as reported in the Building and Industrial news. Sylvia sold the building the following year to the Shapter Realty Company, who maintained ownership to 1917, when it was purchased by Agnes Prattent Holiday. In 1944, her heirs sold the building to J.A. and Sigrid Hedery. In the late 1950s to the early 1960s, the property was rented to Jean Hedberg and later to Peter Rasmussen. The home was owned and occupied by Robert and Bonnie Applegate from the 1960s until 2004.

2. **Period of Significance**
N/A, see DETERMINATION below.

3. **Character-Defining Features**
See Description and photographs within the case report for 2004.1136E

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks	
design,	☒Retains	☐ Lacks	
materials,	☒ Retains	☐ Lacks	
workmanship,	☒ Retains	☐ Lacks	
setting,	☐Retains	☒ Lacks	(partial)
feeling,	☒Retains	☐ Lacks	
association.	☒Retains	☐ Lacks	

The building retains most of its integrity, having the same basic form and cladding as it did when it was erected in a sparsely developed neighborhood; however, it must be assumed that it was designed to be integrated into a tight block face such as is the present condition. The urban fabric has since more fully developed, and this property has a slightly altered setting.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The building is associated with the reconstruction of San Francisco following the disaster of 1906 (1906 to 1913), however it is located well outside of the fire zone, and not directly related to reconstruction activities would seem to disqualify this property from contributing to a possible thematic district. The building is also associated with the lives of several persons in the 20th century, but it has been demonstrated satisfactorily that the persons themselves did not contribute significantly to the history of San Francisco, California or the nation to qualify this property for the California Register. Architecturally, this building does not qualify as a significant example of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic qualities. This property was not assessed for its potential to yield information important to the prehistory or history of San Francisco, California, or the nation. This property does not seem to meet any of the criteria (1,2,3) for listing in the California Register, and is not a resource for the purposes of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☒ Not applicable, *or Add response*

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1148R: Renovation of Fay Garden Park
Location: 2366 Leavenworth Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2366 Leavenworth Street (Block 67/Lot 14A), between Chestnut and Lombard Streets. The proposed project consists of renovation and restoration of the 8,600-square-foot residential garden to transform it from a private to a public space, and to comply withy current building and accessibility codes requirements. The proposed project would restore the garden to an appropriate level of historic integrity, and allow public access to as many parts of the garden as possible. The property at 2366 Leavenworth is listed in *Here Today*, and was included in the 1976 Architectural Survey with a "2" rating. A draft National Register nomination was prepared for the garden in February 2003. At that time, the California Office of Historic Preservation recommended that the form be submitted in 2007, when the garden was 50 years old. The project site is located in an RH-1 (Residential, House, One-Family) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Lizzy Hirsch, San Francisco Recreation and Parks, (415) 581-2551

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301, 15303; 15304, and 15331; (State Class Numbers 1, 3, 4, and 31).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
March 3, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Lizzy Hirsch
Joshua Switzky, Citywide
Historic Preservation List
Sue Hestor
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

Located on Russian Hill, the 8,600-square-foot (sf) garden at 2366 Leavenworth Street was designed by master landscape architect Thomas Church. The garden sits within the property liens of the Fay-Berrigan residence, an Edwardian-style house built in 1912. The San Francisco Recreation and Parks Department manages the property. The site is deep and narrow and possesses dramatic changes in elevation, which are addressed in the garden's organization with a lower terrace, mid-level terrace, and crow's nest. The overall character of the immediate neighborhood is a mix of small historic houses, several of which are known for their gardens. The project site occupies an important corner location at the center of this group, and is essential in maintaining the historic character of the neighborhood. The garden is historically significant because it represents the work of a master landscape architect, Thomas Church, and encapsulates his design philosophies. The Fay Garden is also historically significant because it embodies the distinctive characteristics of the mid-20th century landscape architectural design.[1]

The proposed project consists of rebuilding and widening paths, stairs, landings, and fences; restoring historic lighting; refurbishing lawn areas; strengthening existing plantings; repairing existing decks and gazebos; adding subgrade drainage; and installing an irrigation system. A site plan of the Fay Park Renovation is included as Figure 1. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the garden located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated February 14, 2005, Planning Department staff reviewed the proposed project and determined that it would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and that the project would not have a significant adverse affect on the historic resource.[2] This determination was based on the following:

1) The proposed project would not destroy any character-defining historic fabric on the property, which include the spatial organization and topography, the circulation system, furnishings, structures, and vegetation;
2) The proposed improvements would restore the garden's historical integrity; and
3) New work would be differentiated from the old, and would be compatible with the massing, size, scale, architectural features to protect the historic integrity of the property and its environment.

Because the proposed project would be consistent with the Secretary of the Interior Standards and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and 31.

CEQA Guidelines Section 15301, or Class 1, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment,, or topographic features, involving no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project involves maintenance of existing landscaping, and removal of small accessory structures such as fences. The proposed project involves negligible expansion of the use of the existing garden, and therefore, meets the criteria of Class 1.

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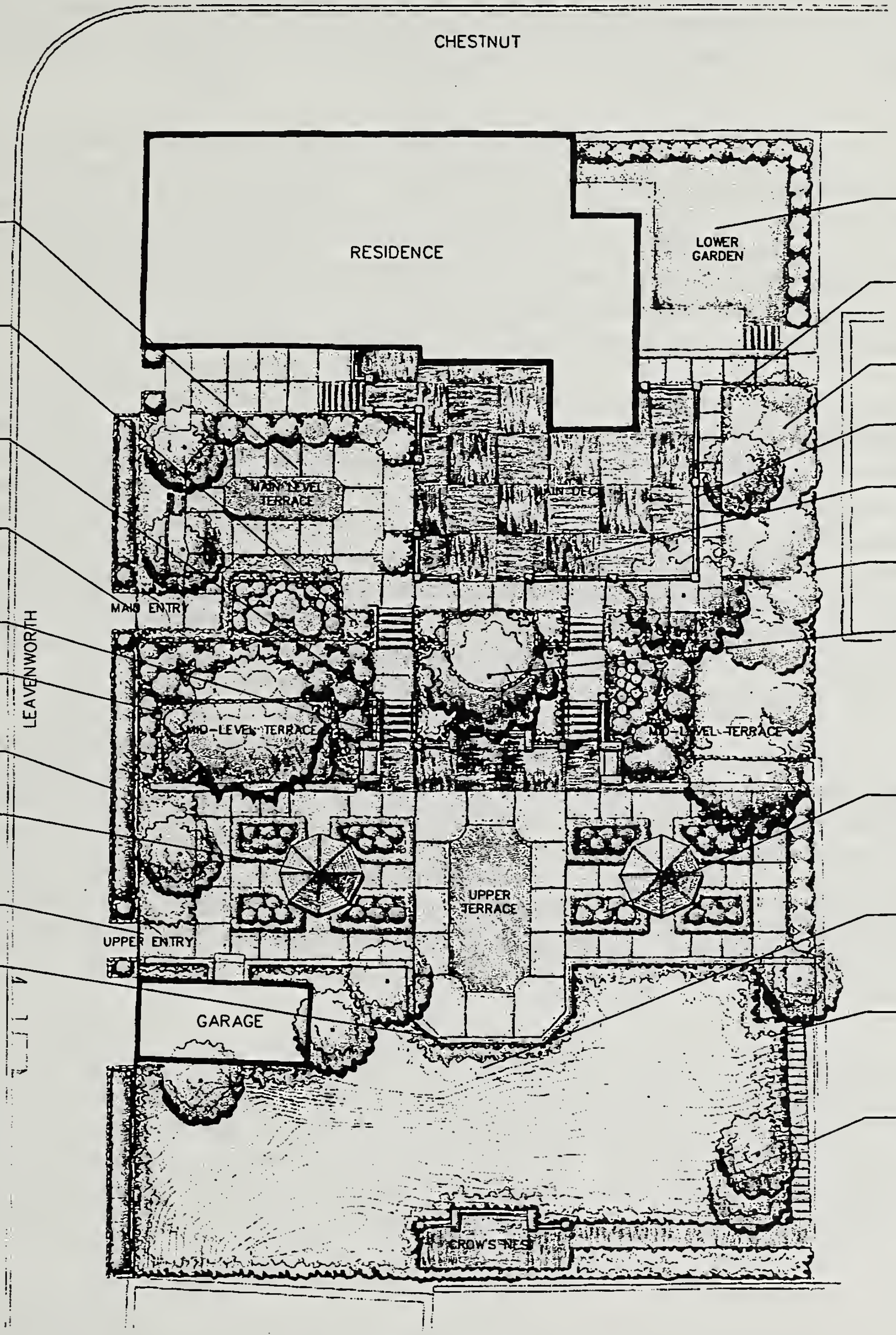
[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. February 14, 2005. This memorandum and photographs of the site are attached.

[2] Ibid.

FAY PARK RENOVATION

A GARDEN DESIGNED BY THOMAS CHURCH, 1957



REBUILD DISINTEGRATING CONCRETE PATHS PER ORIGINAL STYLE, WIDEN PRIMARY PATHS TO ADDRESS ACCESS REQUIREMENTS

RESTORE AND REINSTALL HISTORIC POLE LIGHTS, RESTORE ALL EXISTING WIRING AND OUTLETS

REBUILD STAIRS, HANDRAILS AND LANDINGS CONNECTING MAIN LEVEL TERRACE TO UPPER TERRACE TO COMPLY WITH UNIFORM BUILDING CODE AND AMERICANS WITH DIABILITIES ACT.

REBUILD FENCE ALONG LEAVENWORTH FRONTAGE TO MATCH EXISTING. DESIGN NEW GATE TO MARK ENTRANCE AND INCREASE VISIBILITY.

REBUILD BELVEDERE PER ORIGINAL DESIGN.

STRENGTHEN PLANTING ON MID-LEVEL TERRACES WITH PLANTS FROM CHURCH'S ORIGINAL DESIGN

CONSTRUCT NEW PLANTERS ALONG LEAVENWORTH FRONTAGE TO ADDRESS AMERICANS WITH DISABILITIES ACT LANDING REQUIREMENTS

REPAIR AND REPAINT GAZEBOS RESTORE AND REWIRE LAMPS

BUILD NEW GATE TO ALLOW WHEELCHAIR ACCESS TO UPPER TERRACE

REBUILD WOOD RETAINING WALL AT UPPER TERRACE

INSTALL AUTOMATIC IRRIGATION SYSTEM THROUGHOUT GARDEN

REFURBISH ALL LAWN AREAS WITH NEW SOD

REPAIR ALL RETAINING WALLS AS NEEDED AND REPOSITION ALL LOOSE COBBLESTONES

RETAIN HEDGE ALONG EASTERN BORDER, MAINTAIN SIMPLE GROUND PLANE

REBUILD BALUSTRADE AT DECK AND BELVEDERE PER ORIGINAL DESIGN

SAND, REPAIR AND REPAINT DECKS

INTRODUCE PRIVACY FENCE ALONG EASTERN PROPERTY LINE

RE-ESTABLISH CENTRAL FOCAL POINT AT MID LEVEL TERRACE WITH NEW SPECIMEN TREE

RETAIN AND STRENGTHEN ROSE BEDS ON UPPER TERRACE WITH NEW PLANTINGS

RESTORE AXIAL FOCAL POINT AT UPPER TERRACE AS VISUAL TERMINUS, USE APPROPRIATE PLANT MATERIAL FOR BACKDROP.

REMOVE STRUCTURALLY UNSOUND PINE TREES

REFURBISH LADDER AND GUARDRAIL AT CROWS NEST IN KIND, PUBLIC ACCESS RESTRICTED

ADD SUBGRADE DRAINAGE IN APPROPRIATE LOCATIONS TO ADDRESS WATER RUNOFF

PROJECT GOALS

TRANSFORM FAY GARDEN FROM A PRIVATE RESIDENCE TO A PUBLIC PARK.

RESTORE THE GARDEN TO AN APPROPRIATE LEVEL OF HISTORICAL INTEGRITY, WHILE BRINGING IT UP TO CURRENT CODES AND REGULATIONS.

ALLOW UNIVERSAL ACCESS TO AS MANY SPACES IN THE GARDEN AS POSSIBLE.

CREATE A VIBRANT NEIGHBORHOOD GARDEN FOR RUSSIAN HILL NEIGHBORS, SAN FRANCISCO RESIDENTS AND CITY VISITORS.

Figure 1.

SCALE: 3/16"=1'-0"

0' 4' 8' 16'

NORTH

ROYSTON HANAMOTO ALLEY & ABEY
ANTONIA BAVA LANDSCAPE ARCHITECTS

CEQA Guidelines Section 15303, or Class 3, consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The proposed project would include new fencing along the eastern property line and installation of a new irrigation system. Therefore, the project meets the criteria of Class 3.

CEQA Guidelines Section 15304, or Class 4, consists of minor public or private alterations to the condition of land, water, and/or vegetation, which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The proposed project would install some new landscaping to strengthen the original intent of Thomas Church's design. Subgrade drainage would be installed in appropriate locations to address water runoff from the site. One pine tree would be removed from the site. This is a tree, which had been previously topped, and which is not healthy, mature, or scenic. Therefore the proposed project would meet the criteria of Class 4.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, and conservation of historical resources in a manner consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. The intent of the proposed project is the restoration of the Fay Garden and renovation for use as a neighborhood park, which would result in compliance with current building and accessibility codes. None of the proposed renovations would impact any of the character defining features of the historic resource, or have an adverse impact on the historic resource. The proposed restoration would be based on the original intent and design of Thomas Church. For these reasons, and those stated above, the proposed project meets the criteria of Class 31,

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the Fay Garden is an historical resource under CEQA, the proposed project would not have a significant effect on that resource or on nearby resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: Nannie R. Turrell
Major Environmental Analysis

FROM: Mark Luellen
Neighborhood Planning, 558-6478

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: February 14, 2005

CC: Maria Oropeza-Singh /Historic Resource Impact Review File
Andrea Green/Landmarks Preservation Board Secretary

RE: 2366 Leavenworth Street, Fay Garden
Block 0067, Lot 014A
Case No. 2004.1148R
Historic Resource Evaluation Request

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1. **Proposed project**
To restore the garden to a appropriate level of historical integrity while bringing it up to current codes and regulations. This project will transform the garden from a private residence to a public park and will allow access to as many spaces in the garden as possible.

2. **Property Description**
Now managed by the San Francisco Recreation and Parks Department, the Fay Garden is 8,600 square feet (.20 acre) residential garden with a rectangular plan. The garden sits within the property liens of the Fay-Berrigan residence, an Edwardian-style house built in 1912. Located on Russian Hill, the garden is the work of master landscape architect, Thomas Church. Deep and narrow, the site possesses dramatic changes in elevation. To address the steep topography, the garden spaces were organized into four distinct levels, the lower terrace, mid-level terrace, and crow's nest.

3. **Historic Rating/Survey**
A draft National Register nomination was prepared in February 2003. The garden was constructed between the years of 1957 and 1958. The California Office of Historic Preservation recommended that the form be submitted in 2007 when the garden is fifty years old. At this time it did not meet Criteria G for exceptional significance.

4. **Historic District/Neighborhood Context**
2366 Leavenworth is flanked on the east by historic houses in gardened settings; to the north (across Chestnut) by a cluster of pre-1906 row and flats; and to the northwest and west (across Leavenworth) by two 1920s mid-rise apartment buildings. Both of the apartment buildings are themselves flanked by smaller historic houses, two of which (930 and 944 Chestnut) were built in the 1860s and have large gardens. To the south of 2366 Leavenworth's garden is "Castle Court," a cluster of small houses built as a single development on a high retaining wall. The San Francisco Art Institute is northeast of the house (across Chestnut). The overall character of the immediate neighborhood, then, is a mix of small, historic houses, several of which are noted for their gardens; and four larger developments (the apartment buildings, the S. F. Art Institute, and Castle Court). 2366 Leavenworth occupies an important corner location at the center of this group and is essential in maintaining the historic character of the neighborhood.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to “historical resources” under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a “historical resource” as defined in Section 15064.5(a)(3) or CEQA, and if it is a “historical resource”, the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource”. The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a “historic resource” as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The subject building has been determined eligible for listing on the National Register as part of a Hayes Valley historic district survey, is listed on the California Register, and therefore the property falls into the A.2 sub-category of the Planning Department’s CEQA Review Procedures for Historic Resources document. This sub-category A.1 contains adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register. Properties in sub-category A.2 are evaluated as historical resources for purposes of CEQA.

EVALUATION / ANALYSIS

1. **History**
The garden is historically significant because it represents the work of a master landscape architect, Thomas Church, and encapsulates his design philosophies and aesthetic achievements. The Fay Garden is also historically significant because it embodies the distinctive characterizes of the mid-20th century landscape architectural design.

2. **Period of Significance**
1957-1958 covers the years the garden was first constructed to when it reached its full design intent.

3. **Character-Defining Features**
Spatial organization and topography: the rectangular shape, the garden's spaces were organized into four distinct levels: the lower terrace, mid-level terrace, upper terrace, and crows nest. Circulation system: paths, walkways, and steps. Furnishing and Objects: two light poles in main garden area, sundial. Structures: twin gazebos, fences, gates, deck, seat walls, steps and railing. Vegetation: many varieties.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒***Retains***	☐ ***Lacks***
design,	☒***Retains***	☐ ***Lacks***
materials,	☒ ***Retains***	☐ ***Lacks***
workmanship,	☒ ***Retains***	☐ ***Lacks***
setting,	☒***Retains***	☐ ***Lacks***
feeling,	☒***Retains***	☐ ***Lacks***
association.	☒***Retains***	☐ ***Lacks***

The garden retains all aspects of integrity to the district's period of significance. Balustrades, set walls, retaining walls, steps and pathways original to the design are present but are in poor condition.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

• **Event:** or	☐Yes	☒No	☐Unable to determine
• **Persons:** or	☐Yes	☒No	☐Unable to determine
• **Architecture:** or	☒Yes	☐No	☐Unable to determine
• **Information Potential:**	☐Yes	☒No	☐Unable to determine

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The proposed project will not destroy any character-defining historic fabric on the subject property, all alterations are designed to be compatible with the landscape features of the garden and will restore the garden's historical integrity while bringing it up to current codes and regulations hereby meeting the Secretary of the Interior's Standards for

Rehabilitation of Historic Structures. As such, neither would any of the proposed minor changes have any adverse impacts on any surrounding resources.

Standard No. 9
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ ***Not applicable***

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐**Yes** ☒**No** ☐**Unable to determine**

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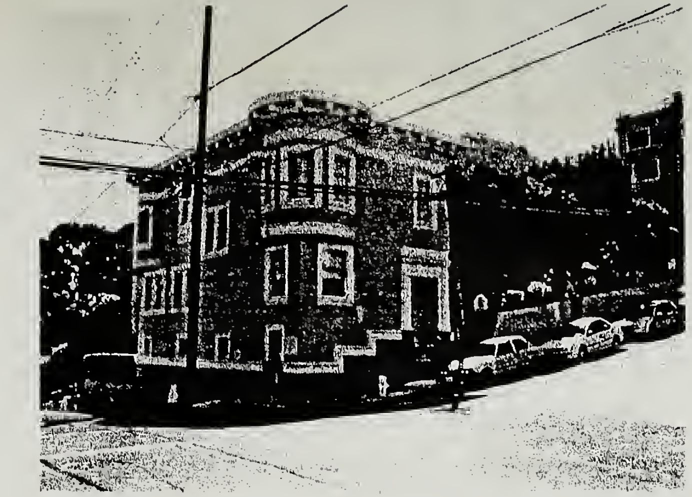
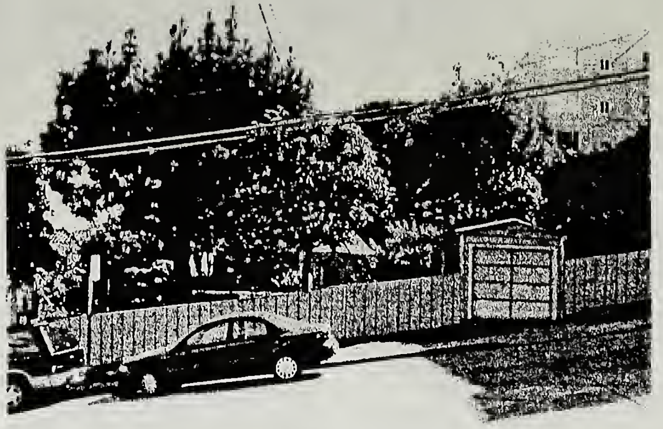
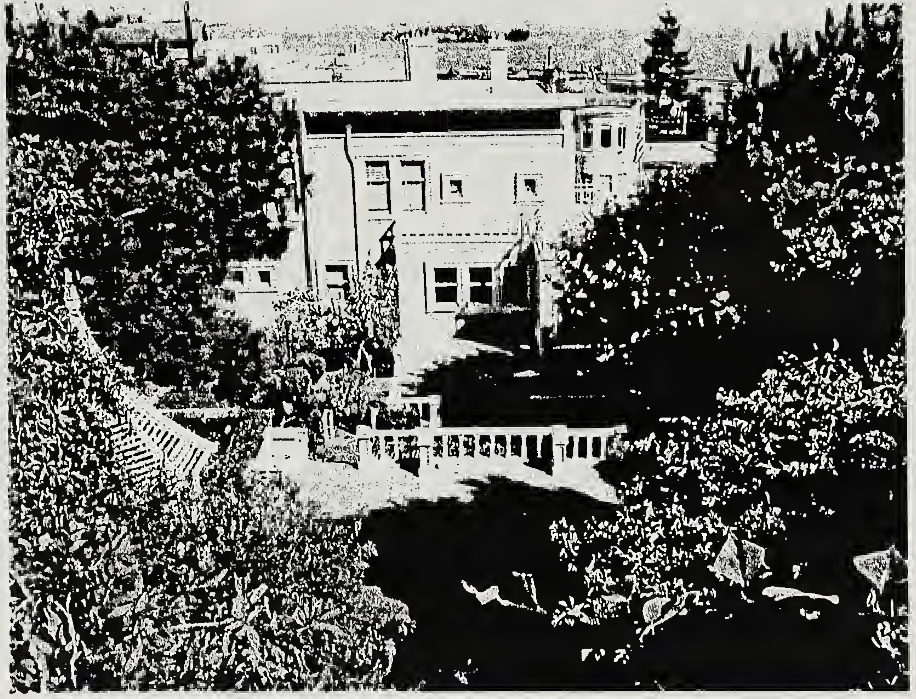


Fay House along Leavenworth Street



Fay Garden Fence along Leavenworth Street



Fay Garden looking Crow's Nest

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1234E: Demolition of a Single-Family Residence and Construction of Three-Unit Building
Location: 1140 Potrero Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1140 Potrero Street (Block 4211/Lot 9), between 23rd and 24th Streets. The proposed project would include demolition of an approximately 628-square-foot (sf), 28-foot-tall single family residence, and construction of a 5,292-sf, 40-foot-tall, three-unit residential building. There is currently one off-street parking space on the project site. Three off-street parking spaces are proposed. The project site is located in an RH-3 (Residential, House, Three Family) zoning district and a 65-A height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Ed Bruin, 415-882-9783 Ext. 13

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301, and 15303; (State Class Numbers 1 and 3).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
March 3, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Tom McDonald
Ed Bruin
Jonathon Purvis, Southeast Neighborhood Planning Team
Historic Preservation List
Sue Hestor
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

The 2,500-sf project site is located in the Mission District on Potrero Street between 23rd and 24th Streets. The site contains a 628-sf single-family residence constructed in 1907 with a gabled-roof massing form common for San Francisco row houses. The existing building is one-story over garage and features wood siding with little architectural detailing. The front and rear of the residence have extensions, which appear to have been constructed illegally. The project block contains a row of older houses, but there is no apparent features that would set them aside as an historic district. The Planning Department evaluated whether the proposed project would be exempt from environmental review under CEQA, and determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The house has not retained its architectural character, is not the work of a master, nor an example of outstanding architecture, and it does not appear to have been associated with a famous person or event.[2]

CEQA Guidelines Section 15301, or Class 1(l)(1), includes the demolition and removal of a single family residence. In urbanized areas, up to three single family residences can be demolished under this exemption. The proposed project would demolish a 628-sf single family residence, and is therefore exempt under Class 1(l)(1).

CEQA Guidelines Section 15303, or Class 3(b) consists of construction of a multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would include construction of a 5,292-gross-square-foot, three-unit residential building. Therefore, the proposed project would meet the criteria of Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. February 14, 2005. This memorandum is attached.

[2] Ibid.

PLANNING DEPARTMENT

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MEMORANDUM

TO: Nannie R. Turrell, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board

Historic Resource Impact Review File

FROM: Mat Snyder, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: February 14, 2005

RE: 1140 Potrero Avenue
Block 4211, Lot 009
Case No. 2004.1234E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish the single-family house and construct a new three-unit building.

2. **Property Description**
   The subject property is a standard sized lot improved with a single-family house that was constructed in 1907 with a typical gabled-roof massing form common for San Francisco row houses. The existing building is one-story-over-garage and features wood siding (mostly horizontal) with very little architectural detailing. The front contains an extension that appears to have been constructed illegally. The rear also feature awkward extensions that appear to have been constructed illegally.

3. **Historic Rating/Survey**
   The house does not have any historic or architectural rating and has not been included in any surveys.

4. **Historic District/Neighborhood Context**
   The submitted photographs show the house belonging to a row of other older early 20th Century, and late 19th Century residential dwellings, including two single-story Stick-style houses to the north. While the building does below to a row of older houses, there is no apparent attribute that these residential structures share that would set them aside as a potential historic district.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to “historical resources” under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an “historical resource” as defined in Section 15064.5(a) (3) of CEQA, and if it is an “historical resource,” the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historic resource” as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   The project sponsor provided staff with a full history of the building’s ownership, occupancy, and improvements. The building appears to have been constructed in 1907 according to the water records. The builder / designer is unknown. Very few

building permits were applied for over the years, but it is apparent that several illegal additions were constructed both in the front and in the rear. There also appears to have been an illegal dwelling unit established in the 1920s, which was removed through an enforcement action in the 1990s. The project sponsor searched the Public Library's databases for the owners and occupants of the building. The search resulted in no information about either, except for their tenancy in the building and their occupations .

2. **Period of Significance**
If the building were considered significant, the period of significance would be its construction date.

3. **Character-Defining Features**
The building has been altered over the years. The most intact character-defining feature of the building is its massing including its gabled-shape roof.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒ Retains	☐ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

Staff does not believe the building has sufficiently retained its integrity.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

• **Event:** or	☐Yes	☒No	☐Unable to determine
• **Persons**: or	☐Yes	☒No	☐Unable to determine
• **Architecture:** or	☐Yes	☒No	☐Unable to determine
• **Information Potential:**	☐Yes	☐No	☒Unable to determine

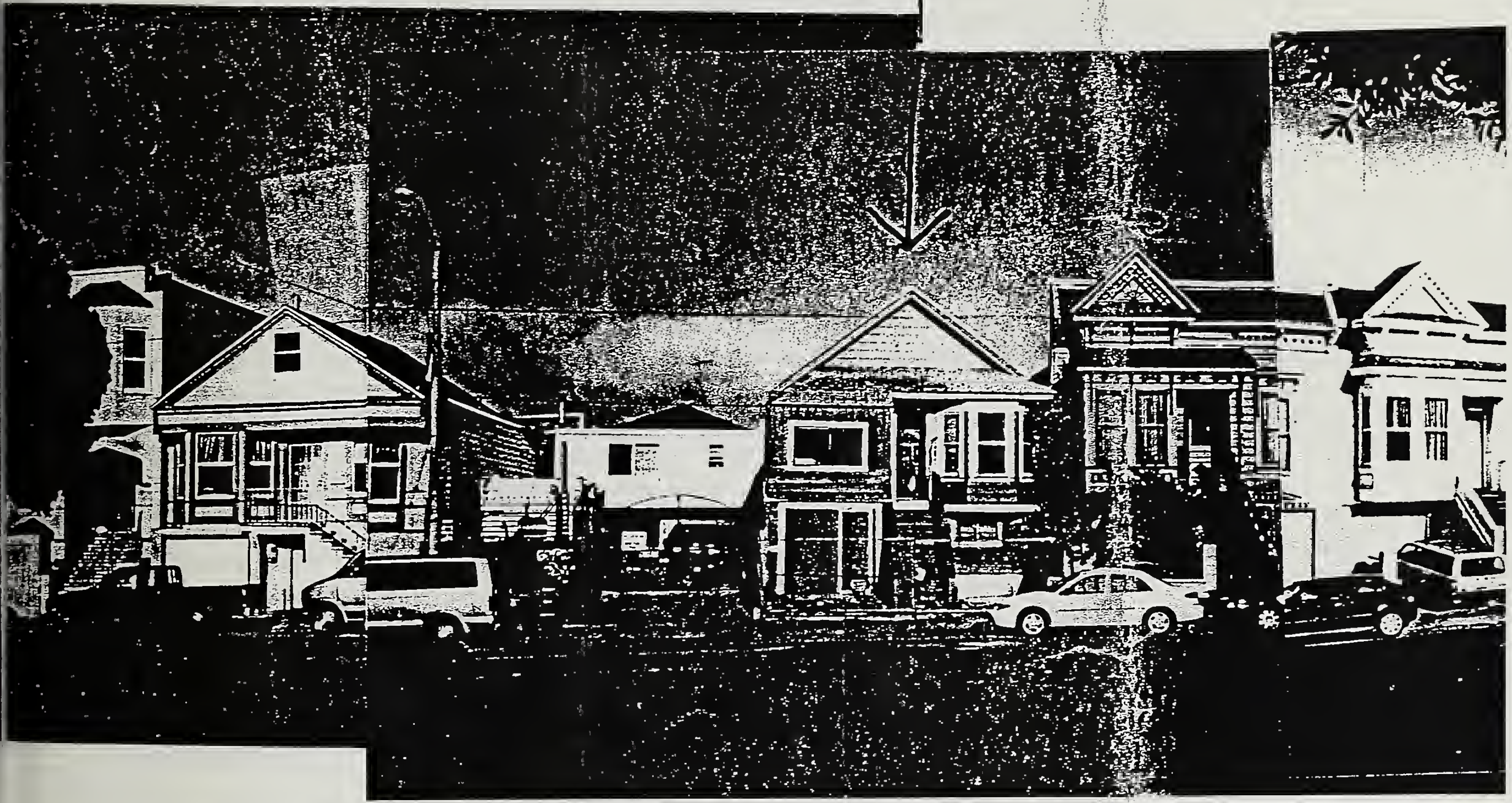
Staff does not believe that the house is an Historical Resource. As noted above, the house has not sufficiently retained its architectural character and does not appear to have been associated with any famous person or event. Finally, the house is not the work of master, nor is it outstanding architecture. While it does stand amongst other *older buildings, they do not constitute an historic district, they are merely a group of older buildings that were constructed at different times on similarly shaped lots for residential use.*

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine



SUBJECT PROPERTY

1140

POTRERO AVENUE

FACING WEST

ATTACHMENT "A"

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Two Unit Residential and Commercial Building
Location: 6847 California Street
City and County: San Francisco

Description of Nature and Purpose of Project:

The proposed project is the addition of two floors on top of the existing building and horizontal extension in the back of the building to construct a second residential unit with a penthouse. The proposed project would eliminate the existing ground floor commercial space and add two parking garages at the ground level. The proposed project would retain the original façade of the building, except for the glass storefront of the commercial unit which will be replaced with new single garage door. The new third floor would be set back by 15 feet from the existing street façade. The proposed building will be approximately 40 feet tall. The total proposed building square footage would be 5715 square feet (sq. ft.).

The existing building is approximately 27 feet tall and is two stories above basement. The ground floor is occupied by a 1,300 sq. ft. commercial unit and the second floor residential unit is 1,342 sq. ft. The basement covers an area of 347 sq. ft. The project site is zoned RH-2 (residential two-unit) and the height and bulk limit is 40-X.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Project Sponsor: Kenneth Yee **Tel:** 415-999-7084

EXEMPT STATUS:
_X_ Categorical Exemption [State CEQA Guidelines, Section(s) 15301(e)(1), class 1 and 15303(a), class (3)

REMARKS: (Continued on second page)

Contact Person: Rana Ahmadi **Telephone:** 558-5966

Date of Determination:
March 9, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Kenneth Yee
Sue Hestor
Geoffrey Nelson
L. Fernandez/M.D.F.
Exemption/Exclusion File
Bulletin Board
Historic Resource Dist. List

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REMARKS (continued from previous page):

The existing building at 6847 California was built in 1911. As the building is over 50 years old under CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA 1.

This determination was based on a historical evaluation which found the following:

The existing building at the site is in the Outer Richmond District. The surrounding neighborhood is characterized by a mix of residential and commercial buildings. The building has not been given any historic rating. Stylistically the building is vernacular with a combination of craftsman and classical elements. While the building is not exemplary in terms of architecture or design, it does reflect a pattern of development that occurred in this portion of the city during the early 20th century. The small scale and fine-grained detail is characteristic of this period.

Character defining features of this building are residential entry and surrounding detail, the angled commercial entry, the upper squared bays and double-hung windows, and the background cornice.

In evaluating the building for historical significance, the preservation staff of the Planning Department has concurred with the findings of the consultant's report prepared by William Kotsura on August 2004 that the building does not meet the eligibility criteria for the California Register, and therefore would not be a historical resource for the purpose of CEQA.

Because the building would not be considered an historical resource under CEQA, the proposed vertical and horizontal addition would not cause a significant adverse impact.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(1), or Class 1(e)(1), provides an exemption from environmental review for addition to existing structures provided that the addition will not result in more than 50 percent of the floor area of the structure before the addition or 2,500 square feet whichever is less. The proposed project will result in addition of 271 square feet of addition to the existing residential unit and therefore would be exempt under class 1(e)(1).

California Environmental Quality Act (CEQA) State Guidelines Section 15303(a), or Class 3(a), provides an exemption from environmental review for the addition of a second dwelling unit in a residential zone. The proposed project would result in the addition of one more residential unit for a total of two residential units and therefore would be exempt under Class 3(a).

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1 Memorandum from Winslow Hastie, Preservation Technical Specialist, to Rana Ahmadi, Major Environmental Analysis. Februaey 14, 2005.

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MEMORANDUM

TO: **Rana Ahmadi**, MEA

CC: Maria Oropeza-Singh/Historic Resource Impact Review File
A. Green/MEA Review File

FROM: Winslow Hastie, Preservation Technical Specialist WH

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning/Preservation Coordinator

DATE: February 14, 2005

RE: **6847-49 California Street**
(Block: 1403; Lot: 032)
Case No. 2004.1184E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to convert a two-story residential-over-commercial building into a four-story, two-unit building with ground floor parking. The two-level vertical addition would have a 15-foot setback from the front façade plane. The existing façade would be retained, although the commercial entry and display windows would be replaced with a wood garage door.

2. **Property Description**
The ground story of this two-story, wood-frame building features a glazed commercial bay with an angled, recessed entry. This wider commercial bay has signage panels above the glazing with bulkhead paneling beneath. Adjacent is the recessed residential entry which is flanked by wood pilasters with decorative brackets and a wood cornice. The second story features two square projecting bays, each with a pair of one-over-one double-hung wood windows. The front elevation is capped by a wood cornice with a row of small, curved brackets, and a course of dentils separates the two levels.

3. **Historic Rating/Survey**
The subject building was constructed in 1911, and is therefore over 50 years of age. The building has not been given any historic ratings nor been included in any surveys.

4. **Historic District/Neighborhood Context**
The property is located in the Outer Richmond district. The surrounding neighborhood is characterized by a mix of residential and commercial buildings.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that the property at 6847-49 California Street falls into **Category B, Properties Requiring Further Consultation and Review.**

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons:** It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   This building was constructed in 1911 by a building company named Cleve Carson and Sons. The original owner, Rudolph G. Hummel, operated (at various times) a butcher shop and grocery store in the ground floor commercial space and lived upstairs. Stylistically, the building is vernacular with a combination of Craftsman and

Classical elements. While the building is not exemplary in terms of architecture or design, it does reflect the pattern of development that occurred in this portion of the city during the early 20th century. The small scale and fine-grained detail of the façade is characteristic of this time period.

2. **Period of Significance**
1911

3. **Character-Defining Features**
The character-defining features of this building would be the residential entry and surrounding detail, the angled commercial entry, the upper squared bays and double-hung windows, and the bracketed cornice.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

The exterior of this building has undergone almost no change, aside from the replacement of the three entry doors.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐Yes ☐No ☒ Unable to determine

Preservation staff concurs with the findings of the consultant's report (prepared by William Kostura, August 2004), that the building does not meet the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**
Because the building would not be considered an historical resource under CEQA, the proposed vertical addition would not cause a significant adverse change to this potential historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   X Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes **X** No ☐ Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1342E – 693 Sutter St., Conversion of two additional floors from office to housing.

Location: 693 Sutter Street; Assessor's Block 297, lot 9.

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the conversion of two additional floors of a six-story, 25,658-gross-square-foot (gsf), mixed-use building. On August 20, 2002, a categorical exemption from environmental review was issued for the conversion of the second through fourth floors of the building into 10 dwelling units. At that time, the proposed project involved conversion of approximately 9,416 gsf of the building to 10 residential while retaining the retail/commercial on the ground floor and basement, and the office uses on the fifth and sixth floors. The current proposal involves the conversion of two additional floors (Floors 5 and 6), for a total of 16 dwelling units (approximately 15,286 gsf of residential use), and about 2,900 gsf of ground-floor/basement retail use. Pedestrian entrance and access would be from Sutter Street. The proposed project would require a variance for not providing off-street parking for the proposed six units. There are no proposed changes to the building envelope or footprint. The project site is located within a C-3-G (Downtown General Commercial) and is within the 80-130-F height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Simon Kwan, KDA Architects, phone: (415) 615-0000, representing the building owner.

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(a), 15332], Class Numbers 1(a) and 32.

X General Rule Exclusion [State CEQA Guidelines, Section 15061(3)(b)]

REMARKS: The existing building is within the Kearny-Market-Mason-Sutter Conservation District and has a

(Continued on Page 2)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:

March 10, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Simon Kwan, Project Sponsor
Craig Nikitas, Planning Department – NE Quadrant
Supervisor Chris Daly – Board of Supervisors, District 6
Historic Preservation List
Maria Orpeza / Bulletin Board & L. Fernandez / M.D.F.
Exemption / Exclusion File
Sue Hestor

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REMARKS (continued from previous page):

status code of 3D, which means it, has been determined to be a contributor to a district that appears to be eligible for listing on the National Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated August 14, 2002, prepared for the previous conversion of the building, Planning Department staff determined that the proposed conversion and new roof garden would be consistent with the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and that the project would not have a significant adverse affect on the historic resource.[1] This determination was based on the following:

- The proposed new use did not entail the removal, alteration, or obstruction of any of the building's significant character defining features; and
- The proposed roof garden was designed in a manner that differentiated it in material and detailing from the building.

The current proposal to convert two additional floors would also not entail the removal, alteration or obstruction of any of the building's significant character defining features and likewise would meet the Secretary of Interior's Standards for Rehabilitation.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for alterations involving such things as interior partitions, plumbing and electrical work. The proposed conversion from office to residential would include interior work, and therefore would be exempt under Class 1(a).

CEQA State Guidelines Section 15332, or Class 32, consists of projects characterized as in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is within the C-3-G (Downtown General Commercial) District, in which the proposed residential and ground-floor retail uses are principally permitted uses. The proposed project would be consistent with the *General Plan* and with the zoning designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site, on the corner of Taylor and Sutter Streets, is within a well-developed, mixed-use area of San Francisco. Thus, the entire project of 15 units would be characterized as an in-fill development substantially surrounded by urban uses. The project site size is 3,742 square feet, or approximately 0.11 acre, well under the five-acre limit.

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[1] Mark Luellen 2002. Historic Resource Evaluation sent to Darwin Helmuth. August 14. This evaluation is attached to the 693 Sutter Street General Rule Exclusion.

(c) The project site has no value as habitat for endangered, rare or threatened species.

A six-story office building currently occupies the project site. No vegetation is present. No endangered, rare, or threatened species, or habitats are present on the project site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Based on the trip generation rates contained in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project, which would include 2,900-gsf of retail use and 1, 286-gsf of residential use, would generate a total of approximately 64 daily person-trips during the p.m. peak hour. The 64 p.m. peak-hour person-trips would be distributed among various modes of transportation, including about 18 automobile person-trips, twelve transit trips, 28 walking trips, and six trips by other means. The total number of vehicle trips in the p.m. peak hour would be about nine.

Under existing conditions on the project site, i.e. 2,900-gsf of retail use, 9,416-gsf of residential use, and 5,870-gsf of office use, daily person trips in the p.m. peak hour would also total approximately 64 person-trips. Of these total trips, 20 trips would be by automobile, 14 would be on transit, 23 would be walking trips, and six would be by other means. The total number of p.m. peak hour vehicle trips would be ten. Therefore, the proposed project would reduce p.m. peak hour vehicle trips by one trip. Automobile p.m. peak hour person-trips would decrease from 20 to 18 trips; transit p.m. peak hour person-trips would decrease from 14 to 12 trips; walking p.m. peak hour person-trips would increase from 23 to 28 trips; and trips by other means would remain the same. Because p.m. peak hour vehicle trips would decrease slightly with the proposed project, it would not be considered to have an impact on traffic in the area.

Parking

Section 151 of the Planning Code, Table 151, requires one off-street parking space for each four dwelling units. The project sponsor received a variance in 2002 for not providing three off-street parking spaces required for the ten units, which were created at that time. A variance would also be required for not providing two off-street parking spaces for the proposed additional six units, which are currently proposed. No off-street loading spaces are required under Planning Code Section 152.1, Table 152.1.

The existing uses on the project site create a parking demand of 27 off-street parking spaces. The proposed project would increase the total unmet parking demand from 27 daily spaces to 29 daily spaces. The existing retail use creates a long-term parking demand of about two spaces, and short-term parking demand for about six spaces, for a total parking demand of about eight daily spaces. The existing residential and office uses create a parking demand of 13 and six spaces each. The proposed project would increase the have an unmet parking demand for the residential use from 13 to 22 spaces, and would eliminate the unmet demand of six spaces generated by the existing office use. Therefore the proposed project would increase the total unmet parking demand on site by two spaces..

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects. In any event, given the relatively small increase in unmet parking demand over existing conditions (i.e., 2 daily spaces) and the relatively brief period of time when such a deficit would occur, the increased parking demand would not substantially alter the existing character of the area-wide parking situation.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The proposed construction would be internal to the existing building and would not be expected to generate noise or vibration that could be considered an annoyance by occupants of nearby properties. Because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

The noise generated by the retail use and occupancy of the proposed residential dwellings would be considered common and generally acceptable in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Conclusion

CEQA State Guidelines Section 15332 provides for an exemption from environmental evaluation for projects characterized as in-fill development and meeting several conditions, including: consistency with applicable general plan policies and zoning regulations; occurring within the limits of a city and on a project site of not more than five acres and substantially surrounded by urban uses; on a project site that is not habitat for a protected biological species; resulting in no significant effects relating to traffic, noise, air or water quality; and adequately served by utilities and public services. As discussed above, the total project is consistent with all of the conditions of Class 32 including consistency with general plan and zoning designation, not over five acres; surrounded by urban uses; not serving as a habitat for any protected species, adequately served by public utilities and services, and not resulting in a significant effect on traffic or on noise, air or water quality. Therefore, the proposed project is exempt from environmental evaluation under Class 32.

CEQA State Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that the proposed project would not have a significant effect on the environment, the activity is not subject to CEQA. As previously discussed, the proposed project would have no significant environmental effects related to land use, traffic, noise, air quality, water quality, biological resources, or utilities and services. The proposed project would also have no significant adverse environmental effects in the areas of visual quality, population, geology, or cultural resources. The proposed project is an in-fill development that would have no significant environmental effects. For all the above reasons, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The proposed project would be exempt under both a Class 1(a) and a Class 32 exemption. For the reasons above, the proposed project is appropriately exempt from environmental review.

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Date: August 14, 2002

To: Darwin Helmuth

From: Mark Luellen

Review By: Neil Hart

RE: Historic Resource Evaluation for 693 Sutter Street
Assessor's Block 297, Lot 009

Historic Resource

The California Office of Historic Preservation has given 693 Sutter Street, a National Register of Historic Places (NRHP) Status Code of 3D. The code means that the property contributes to a historic district that has been fully documented and appears to be eligible for district listing in the National Register. The subject building is located in the *San Francisco Apartment Hotel National Register (eligible) District*. The building was built in 1922 and designed by architect M.V. Politeo. The six-story steel frame office building was remodeled in the Moderne style by an unknown architect around 1935. In addition San Francisco Architectural Heritage as part of the 1979 downtown survey surveyed the subject property and rated it contextually important (Category C). Category C buildings are distinguished by their scale, materials, compositional treatment, cornice, and other features. They provide the setting for more important buildings and they add visual richness and character to the downtown area. Under Article 11 of the Planning Code, 693 Sutter Street is a Category IV building (Contributory) within the Kearny-Market-Mason-Sutter Conservation District. As a result, 693 Sutter Street meets the CEQA definition of an historic resource.

Impacts of Proposed Project on the Historic Resource

The proposed project would result in a change of building use from office to dwelling units. The submitted plans dated July 23, 2002 indicate no exterior alterations nor any changes or loss of significant interior spaces. The proposed roof garden features are distinctly different from the original structure and will not be visible from the street nor will it have any impact on the building's architectural integrity. The proposed project is consistent with the following Secretary of the Interior's Standards for Rehabilitation, Standards:

#1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9 New additions, exterior alteration, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Findings:

- That the proposed new use does not entail the removal, alteration or obstruction of any of the building's significant character defining features.
- The proposed roof garden is designed in a manner that is differentiated in material and detailing from the building so that is does not appear to be historic itself.

For these reasons the proposed alterations to 693 Sutter Street meets the Secretary of the Interior's Standards for Rehabilitation.

Sutter & Taylor Street

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0269E: Addition and Alterations to Existing Two-Unit Residential Building
Location: 234-236 Valley Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 234-236 Valley Street (Block 6614/Lot 013), between Church and Sanchez Streets. The proposed project consists of the remodel and two-story, 2,789-square-foot (sf) addition to an existing two-unit, two-story, 1,540-sf residential building. The proposed two-unit, four-story structure would contain approximately 4,419 sf. The existing building on the project site is approximately 24-feet-tall; the proposed structure would be approximately 40-feet-tall. There are currently no off-street parking spaces on the site. Two tandem off-street spaces are proposed. The project site is located in an RH-2 (Residential, House, Two-Family) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
John Hopkins, Architect, (510) 486-1471

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Section 15301; (State Class Number 1).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
March 16, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
John Hopkins
Dan Sirois, Southwest Quadrant Neighborhood Team
Historic Preservation List
Sue Hester
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

The proposed project consists of the remodeling of an existing two-unit residential building, and the addition of two new vertical stories, a four-story rear horizontal extension and a new front façade. The existing building on the project site is a two-unit, two-story, approximately 1,540-sf, 24-foot high, residential structure. The proposed building would be a two-unit, four-story, approximately 4,419-sf, 40-foot-high residential structure. Currently the site contains no off-street parking spaces. The proposed project would include two off-street parking spaces. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the property located at 234-236 Valley Street was not an historical resource as defined by the California Environmental Quality Act (CEQA).[1] This determination was based on the following:

1) The proposed property is located in the south end of Noe Valley, which is characterized by disparate building styles, form, type, and periods, which do not connote a "pattern" that has contributed to history;
2) There is no proven association with Joseph Comerford, one of the earliest developers of Noe Valley, and no certainty that Comerford buildings would be found to be significant;
3) The building is in poor condition and would not qualify as a significant architectural example of a type, period, region or method of construction, nor does it represent the work of a master.

Because the property is not an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA Guidelines Section 15301, or Class 1, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving no expansion of use beyond that existing at the time of the lead agency's determination. Class 1(a) includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project includes the removal of portions of walls, floors and roof, and windows, doors, cabinetry, appliances and fixtures as needed for the proposed remodeling and to accommodate the proposed additions. Therefore the project would meet the criteria of Class 1(a).

Under Class 1(e)(2), additions to existing structures are allowed provided that the addition would not result in an increase of more than 10,000-sf if the project is in an area where all public services and facilities are available to allow for maximum development under the General Plan; and the area in which the project is located is not environmentally sensitive. The proposed project would add an approximately 2,879-sf addition to an existing two-unit building, which is located in a built urban area where all public services and facilities are available, and in an area, which has previously been developed and is not environmentally sensitive. Therefore the proposed project meets the criteria of Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is not an historic resource, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Tina Tam, San Francisco Planning Department, 2005. Historic Resource Evaluation Response Memorandum to Nannie Turrell, Major Environmental Analysis. February 24. This Memorandum is attached to the 234-236 Valley Street Certificate of Determination of Exemption/Exclusion From Environmental Review.

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MEMORANDUM

TO: **Nannie Turrell, Major Environmental Analysis**

CC: **Daniel Sirois, Case Planner**
Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Mark Luelien, Acting Preservation Coordinator

DATE: **February 24, 2005**

RE: **234 – 236 Valley Street**
Block 6614, Lot 13
Case No. 2004.0269E
2nd Historic Resource Evaluation Response

This is the second memorandum in response to the request for historical resource evaluation for the abovementioned property. As stated in the previously memorandum dated June 11, 2004, the Planning Department has determined that the subject property, developed before 1913, falls into Category B (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA). The existing building is unrated and does not appear on any architectural or historical survey.

On February 4, 2005, Jonathan Pearlman of Elevation Architects submitted a revised Historical Resource Report for the subject property. The report concluded that this property does not meet any of the four following criteria for listing on the California Register of Historical Resources:

1. Event:

   No. According to Jonathan Pearlman's report, the development of Noe Valley does not qualify as an event that is significant to the broad patterns of the history and development of San Francisco. Furthermore, the south end of Noe Valley, the location of this property, is very disparate with no consistency of building style, form, type or period that would connote a "pattern" that has contributed to our history.

2. Persons:

   No. While the previous memorandum from the Planning Department asserted Joseph Comerford, one of the earliest developers in Noe Valley, may be the developer of this *property, further research conducted by Jonathan Pearlman led to no conclusive evidence of such. Whether Joseph Comerford was the actual developer or not of this property, there are uncertainties as to how significant his buildings would be, given they were "ordinary, plain, and simple houses" and not "radical departure from the norm at the time of construction."*

3. Architecture:

No. Although the building retains integrity under the register definition, this building, is in relatively poor condition and, architecturally does not qualify as a significant example of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic qualities. The design of this building is a "common example of inexpensive housing of its time using standard carpentry techniques."

4. Information Potential:

Unable to determine. Research was not conducted to assess for its potential to yield information important to the prehistory or history of San Francisco, California, or the nation.

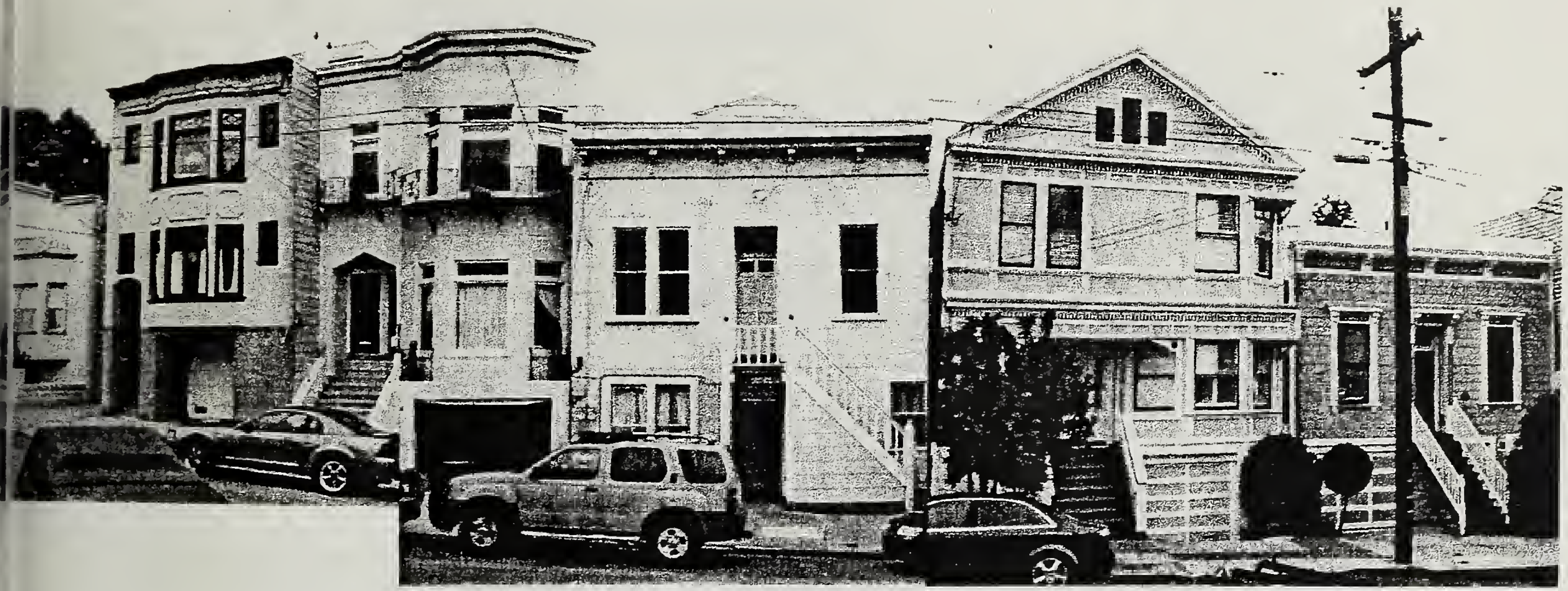
Conclusion

While the Planning Department finds the report submitted to be sufficient to conclude that the subject property is not eligible for listing in the California Register, the Department disagrees with Mr. Pearlman on the following two points:

On Page 2 of the report, Mr. Pearlman states that the subject property falls into the Category C listing (Properties determined not to be historical resources or properties for which the city has no information indicating that the property is an historical resource) due to the lack of association with Joseph Comerford. The Department disagrees with this determination since the date of construction for the subject property predates 1913, which still puts the property in the Category B listing (Properties Requiring Further Consultation and Review).

Again on Page 2 of the report, Mr. Pearlman states the potential association with Joseph Cumerford is not enough to warrant information yield. The Department does not believe Mr. Pearlman technically answered this question correctly. Criterion D is applies to properties that have, or have had, information to contribute to our understanding of human, cultural or natural history or prehistory San Francisco, California, or the United States. Mr. Pearlman did not provide such information. While this criterion does apply to buildings, objects and structure that contain important information, Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question.

While the subject building is not an historical resource for the purposes of CEQA, the proposal to alter the existing two-story, two-family dwelling, including construction of two new vertical stories, a four-story rear horizontal extension and a new front façade, still needs to comply with the General Plan, Planning Code, and Residential Design Guidelines.



Subject Property

anoramic view of Valley Street looking North

Panoramic view of Valley Street looking South

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1201E

Location: 2506 Union Street (Assessor's Block 0945, Lot 05)

City and San Francisco

Description of Nature and Purpose of Project: An approximately 3,267-square foot, two-story single-family building is located on the project site. The proposed project would demolish the one-story garage located in the front setback area and add an approximately 1,953-square foot horizontal addition in the rear of the single-family building. The proposed addition would result in an approximately 5,876-square foot, two-story over garage single-family residential structure. The height of the structure would not change. The proposed alteration would include major interior alterations and a new two-car tandem-parking garage in the basement of the existing structure. The project would provide the required 45% rear yard requirement, which is approximately 34'-9". The existing building on the project site was constructed around 1898 and is listed in *Here Today*, and as such, is considered an historical resource under the California Environmental Quality Act (CEQA). The existing building is also listed in the 1976 Architectural Survey conducted by the San Francisco Planning Department. The 4,812-square foot site is located 25 feet from the northwest corner of Union and Scott Streets in the Marina Neighborhood. The site is zoned RH-1 (Residential-House, One-Family) and is within a 40-X height and bulk district.

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Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alice Barkley (415) 356-4600

EXEMPT STATUS:
X Categorical Exemption (State CEQA Guidelines Section 15301(e) and 15331)

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:
March 14, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Alice Barkley, Project Sponsor
Sue Hestor, Attorney at Law
Glenn Cabreros- NW Team Quadrant
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a historical resource as defined by CEQA.[1] The existing building is listed in the Junior League's 1968 survey book, *Here Today*, which was formally adopted by the San Francisco Board of Supervisors as an official survey of historical resources in San Francisco, and therefore the property falls into the "A.2" sub-category of the Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.2 contains properties that are on official surveys of historical resources approved or adopted by a locally elected governing body, but are not officially listed or determined to be eligible for listing on the California Register of Historic Places. Properties in sub-category A.2 are presumed to be historical resources for CEQA purposes.

There is currently a two-story single-family house on the project site. The horizontal additional would extend the rear of the building by 17'-1" on the first floor and the basement level and 19'-5-1/2" to the second floor. The front façade would be enhanced by the elimination of the fire escape. The existing non-original front garage would be demolished and a new garage entrance would be constructed within the building envelope of the original portion of the house. No character-defining architectural elements or significant historical material would be removed or adversely impacted on the exterior of the property. The rear portion of the property has been modified over the years and does not appear to retain any significant character-defining architectural features. With the exception of the removal of the existing garage, and a small partial in-fill in the east side recess for a new stairway to the third floor, the appearance of the house as viewed from public right-of-ways would remain virtually unchanged.

Because the proposed project would not destroy any character-defining historic fabric on the subject building's exterior, and all alterations are designed to be compatible with the architectural character of the building; the proposed project thereby meets the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. As such, neither would any of the proposed exterior alterations have any adverse impacts on any surrounding resources. The proposed project will not have a significant adverse impact on any historic resources as defined under CEQA.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

The proposed project would involve the addition of approximately 1,950-sq. ft. to an existing 3,267-sq. ft. single-family structure. Section 15301(e), or Class 1(e), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 sq. ft., whichever is less; or 10,000 sq. ft. if the project is in an area where all public services and facilities are available and not located in an environmentally sensitive area. Therefore, the proposed construction is exempt from environmental review under Class 1(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under the above-cited classification.

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[1] Memorandum from Adam Light, Preservation Planner, to Tammy Chan, Environmental Planner, *Historical Resource Evaluation for 2506 Union Street,* March 9, 2005.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Single Family Home
Location: 2870 Pacific Avenue
City and County: San Francisco

Description of Nature and Purpose of Project:

The proposed project is located at 2870 Pacific Avenue in the Pacific Heights neighborhood of San Francisco and would include the renovation of an existing single family home by expanding the second floor and excavating the crawl space to provide for a basement area with habitable space. The renovated home would have a full second floor while the current home only has a partial second floor. The proposed project would add 2,225 square feet to the existing 4,726 square foot home. The height of the building would be increased by 5 feet along Ratcliff Terrace only. The existing single family home is located at the southwest corner of Pacific Avenue and Ratcliff Terrace and is in the RH-1 (D) Zoning District and a 40-X height and bulk district. The lot is 72 feet deep along Ratcliff Terrace and 53 feet wide on Pacific Avenue.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alice Suet Yee Barkley 415-336-4600 representing Caley Castelein 415-346-3910

EXEMPT STATUS:
X Categorical Exemption **State CEQA Guidelines, Section(s) 15301(e) (1), and 15331.**

REMARKS: See reverse side.

Contact Person: Rana Ahmadi **Telephone:** 558-5966

Date of Determination:
March 17, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
~~Bruce D. Baumann~~
Sue Hestor
Historic Distribution List
L. Fernandez/M.D.F.
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Alice Barkley

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REMARKS (continued from previous page):

The existing building was constructed in 1950 on two levels. The existing building was assigned a rating of "2" on a scale of 1-5 as part of the 1976 Citywide Architectural Survey. The northern California Chapter of DOCOMOMO (documentation and conservation of buildings, sites and neighborhoods of the modern movement) considers the collection of houses along Ratcliff Terrace to be a district that posses important attributes to the Modern Movement in San Francisco.

As the existing building is a rated building, under CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is a potential historical resource as defined by the California Environmental Quality Act (CEQA) [1].

The subject property is located in a section of Pacific Heights that is characterized by detached single family homes and where the range of architectural styles is perhaps more diverse than anywhere else in the City. Represented here are all of the Victorian periods, the best of the City's First Bay Region Style and many impressive examples of the Second Bay Region Style. Ratcliff Terrace is a cul-de-sac that contains houses designed by notable modern architects. The subject building was designed by the architects Wurster, Bernardi, and Emmons in 1950 and William Wilson Wurster has been widely recognized as the foremost proponent of a distinctive Bay Area architectural style.

As a result, the existing building has been determined to be potentially eligible for the California Register under Criterion 3, for its association with the important modernist architectural firm Wurster, Bernardi and Emmons, for its character defining features that are important attributes of the Modern Movement, and for its association with Racliff Terrace.

The Planning Department assessed whether the proposed addition to the existing building would result in a substantial adverse change to the potential historical resource. In a memorandum dated December 7, 2004, Planning Department staff analyzed the proposed project and determined that the addition as originally designed would not be consistent with the Secretary of the Interior's Standards for the Treatment of Historic properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, and that the proposed addition would have a significant adverse impact on the historic resource [1].

Upon the advise of the Planning Department the project building design was revised. Subsequent to some further plan revisions, Planning staff determined that the revised plans for 2870 Pacific Avenue dated February 17, 2005 meet the Secretary of the Interior's Standards for Rehabilitation[2]. This determination was based on the fact that the proposed alterations are designed in a way that is compatible with the massing, scale, and architectural features of the property. The second story addition would not destroy historic materials that characterize the property and the new work would be differentiated from the old.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(1), or Class 1(e)(1), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in more than 50 percent of the floor area of the structure before the addition or 2,500 square feet whichever is less. The proposed project would result in addition of 2,225 square feet of addition to the existing residential unit and therefore would be exempt under class 1(e)(1).

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance repair, stabilization, preservation, conservation or reconstruction of historic

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1 Memorandum from Mark Leellen, Preservation Technical Specialist, to Rana Ahmadi, Major Environmental Analysis, December 7, 2004.

2 Memorandum from Mark Luellen, Preservation Technical Specialist, to Rana Ahmadi, Major Environmental Analysis, February 23, 2005

resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Because the proposed project would be consistent with the Secretary of the Interior's Standards, as outlined above, and would not result in a significant effect on an historical resource, is found to be exempt from environmental review under Class 31.

PLANNING DEPARTMENT

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MEMORANDUM

TO: Rana Ahmadi, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Joan Kugler/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **December, 7 2004**

RE: **2870 Pacific Ave**
Block 0962, Lots, 008
Case No. 2004.0967E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposed project is the renovation of an existing single family home, which includes (1) expanding the second floor and (2) excavating the crawl space to provide for a basement area with habitable space. The renovated building will have a full second floor, whereas the current home only has a partial second floor. The proposed project will add 2,225 square feet to the existing 4,726 square foot home. The height of the existing building will be increased by approximately 5 feet along Raycliff Terrace.

2. Property Description

The single-family house is located at the southwest corner of Pacific Avenue and Raycliff Terrace and is in the RH-1 (D) zoning district and a 40-X height and bulk district. The lot is 72 feet deep along Raycliff Terrace and 53 feet wide on Pacific Avenue.

Wurster, Bernardi, Emmons designed the existing home in 1950 that contains four bedrooms on two levels, built in an "L" shape around an interior court yard. The structure covers the entire lot. The ground floor rooms look directly into the courtyard through the largely glazed walls. The courtyard functions as the main entrance to the residence and is enclosed from the street with a tongue and grove fence that rests on a red brick veneer base on the south and east elevations. Entrance stairs lead from Pacific Avenue to a wooden gate on the east elevation. The garage is at the rear of the property (north elevation) and is accessed from Raycliff Terrace. Stairs from the ground floor lead to an intermediate level that contains the maid's quarters, a bedroom and two bathrooms all constructed above the garage and accessed by the stair hall. The stairs continue to the next level, which contains two bedrooms, a study and a bathroom. These rooms are accessed from a central hall and essentially compose the house's partial second floor. The *south facing rooms on the second floor over look the roof of the ground floor's "L-shape" footprint and the courtyard. The basement level contains a small usable area and mostly crawlspace. The building's exterior is sided entirely with tongue and grove siding except where the red brick veneer is used on the south and east elevations. The west elevation contains minimal fenestration: one grouping of aluminum windows per room that provides a balanced arrangement on the façade. The south elevation of the ground floor contains no windows only a brick chimney that stands 23 feet high. The upper story of the south elevation contains a balanced arrangement of three large aluminum windows, one per room. The east contains no fenestration except for those along the courtyard, nor does the .*

3. Historic Rating/Survey

The existing building surveyed as part of the 1976 Citywide Architectural Survey, the building was assigned a rating of "2", out of a scale of –2 to 5.

The Northern California Chapter of DOCOMOMO (documentation and conservation of buildings, sites and neighborhoods of the modern movement) consider the collection of houses along Raycliff Terrace to be a district that possesses important attributes of the Modern Movement in San Francisco.

4. Historic District/Neighborhood Context

The subject property is located in a section of Pacific Heights that is characterized by detached single family homes and where the range of architectural styles is perhaps more diverse than anywhere else in the City. Represented here are all the Victorian Periods, the best of the city's First Bay Region style and many impressive examples of the Second Bay Region style. Raycliff Terrace is a cul-de-sac that contains houses designed notable modern architects such as Gardner A. Dailey, Wurster Bernardi and Emmons, and Joseph Esherick. Architectural historians Sally B. and John M Woodbridge stated in 1995 "Raycliff Terrace forms a catalog of two generations of local domestic architecture that is a rare collection of Bay Region Modernism that reveals its evolution over two decades. The other houses [including 2889 Pacific] provide the traditional context against which Modernism took its stand". (Woodbridge and Woodbridge 1995:99).

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic

Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons:** It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**

   The house was designed by Wurster, Bernardi, and Emmons in 1950 for Homer D. Tyler. William Wilson Wurster (1895-1973) has been widely recognized as the foremost proponent of a distinctive Bay Area architectural style. His influence extended past California: in practice with the firm Wurster, Benardi, and Emmonds and as head of the architecture school at MIT, Wurster helped shape an entire generation of architects and city planners. Through his partnership with wife, city planner, Catherine Bauer, and landscape architect Thomas Church, Wurster was intimately involved in the rise of modern city planning and landscape design in the United States.

   Greatly influenced by the social and economic conditions of the 1930's, Wurster set out to design small houses that offered the same livability as those of greater scale. Later, in response to the post-World War II housing boom, he was involved in the creation of innovative and affordable, mass produced dwellings that were distinguished by simplicity and economy, yet incorporated diverse human needs.

Characterized by the use of simple, unadorned materials, flexible plans, and a keen attention to site, Wurster's work responded to the human needs while emphasizing harmony with the environment. His legacy as an architect, teacher, and theorist is especially relevant today, as uncertain economic conditions and social dislocations continue to impact American housing at every level.

2. **Period of Significance**
The period of significance would include the year the house was built in 1950 as well as the year of 1954 when the two-bedroom addition by Wurster, Bernardi & Emmons was constructed.

3. **Character-Defining Features**
   - *The building's plan: the two rectangular volumes of varying heights set at right angles to each other, the flat planes of the roof overhangs, the enclosed courtyard and the glazed corridors. (This established the connection between the indoors and outdoors).*
   - *The compressed floor plan with minimal halls and stairs. A reduced service section for limited service areas (one maid) and a single car garage.*
   - *The simple tongue and groove siding, the brick chimney, retaining walls and stairs.*
   - *The simple and balanced window configuration on the west elevation (Raycliff Terrace side)*

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The house remains largely unaltered from its original design. Two new bedrooms were added in 1954 to the second floor and dress rooms were added in 1958. Wurster, Bernardi & Emmons, designed both of these changes. A sauna and shed off of the existing master bedroom was constructed without permit.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   - **Event:** or ☐Yes ☐No ☒Unable to determine

- **Persons**: or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The house is potentially eligible for the California Register under Criterion 3 for its associations with the important Modernist architectural firm Wurster, Bernardi, and Emmons, for its character defining feature that are important attributes of the Modern Movement, and for its association with Raycliff Terrace. (See Historic District/Neighborhood Context section above)

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The following proposed alterations do not meet the Secretary of the Interior's Standards for Rehabilitation:

Standard No.2*. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Inconsistency: *Installing new windows configurations that are incompatible with the building's historic appearance as well as removing original window openings along the Raycliff Terrace elevation.*

Mitigation: *Designing and installing additional windows on rear or other non-character defining elevations if required by the new use. Retaining original windows and their openings.*

Inconsistency: *Removing original siding from the Pacific Avenue elevation to excavate the basement and replacing it with a planter and metal grillwork. Removing brick from the base of the chimney, which is a character-defining feature on the Pacific Avenue elevation. This alteration not only results in the loss of historic material it drastically alters the character defining features of the south elevation in a way that change the historic relationship of the building to its site.*

Mitigation: Retain the chimney and south elevation as is.

Standard No. 9*. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Inconsistency: *The new upper story addition changes the scale of the building by adding a new volume that significantly changes the house's existing volumetric composition The addition directly impacts the primary facades, mainly the corner of Raycliff Terrace and Pacific Avenue. The design of the new addition duplicated the exact form, material, style, and detailing of the historic building so that the new work appears to be part of the historic building.*

Mitigation: *Locating the new addition at the rear or setting back from the character defining elevations of Raycliff Terrace and Pacific Avenue and limiting its size and scale in relationship to the historic building. Designing the addition is such a manner that makes it clear what is historic and what is new.*

3. If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.

☐ Not applicable, *or Add response*

- *The building's plan: the two rectangular volumes of varying heights set at right angles to each other, the flat planes of the roof overhangs, the enclosed courtyard and the glazed corridors.*
- *The simple tongue and groove siding, the brick chimney, retaining walls and stairs.*
- *The simple and balanced window configuration on the west elevation (Raycliff Terrace side)*

4. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

-☐Yes☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Sunset Branch Library Improvements
Location: 1305 18th Avenue (Assessor's Block 1773, Lot 001) 2004.0695E
City and County: San Francisco

Description of Nature and Purpose of Project: The project site contains the Sunset Branch Library, and is located at 1305 18th Avenue on a parcel bordered by 18th Avenue on the east, residential uses on the south, 19th Avenue on the west, and Irving Street on the north. (See Figure A.) The proposed project involves interior renovations, which would improve handicapped access and public and staff spaces, and would add new larger public restrooms. The renovations would include electrical, lighting, and technology improvements in the reading room, and Children's Room improvements. An exterior book drop would be added at the street level, and some improvements would be made to the existing Americans with Disabilities Act (ADA) entrance ramp. The structure was brought into compliance with earthquake safety codes and ADA in 1993. The property appears to be eligible for separate listing on the National Register of Historic Places, is San Francisco Landmark Number 239 under Article 10 of the *Planning Code*, and is rated "3" in the 1976 Architectural Survey. The project site is zoned P (Public Use), and is in a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Marilyn Thompson, Bond Program Management, Branch Library Improvement Program (415) 557-4234

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a) and 15331, Classes 1 and 31]

REMARKS: The proposed project includes interior renovations, and minor exterior work to the existing Sunset Branch Library building. (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination: March 25, 2005

I do hereby certify that the above determination has been

PAUL E. MALTZER
Environmental Review Officer

cc:
Marilyn Thompson, Bond Program Manager, Branch Library Improvement Program
Historic Preservation List
Sue Hestor
M. Oropeza-Singh/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks, cont'd:

The renovations would include electrical, lighting and technology improvements, and alteration to the interior space to improve handicapped access and public and staff space, as well as to add new bathrooms. Alterations to the exterior would include the addition of a book drop, and improvements to the ADA entrance ramp. The existing building at 1305 18th Avenue has a "3S" California Historical Resource Status Code, which means that it appears to be eligible for separate listing on the National Register of Historic Places. The property is also San Francisco Landmark Number 239 under Article 10 of the *San Francisco Planning Code*, and was assign a rating of "3" out of a scale of –2 to 5 in the 1976 citywide architectural survey conducted by the San Francisco Planning Department.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historic resource. In a memorandum dated March 2, 2005, Planning Department staff reviewed the proposed project and determined that it would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[1] This determination was based on the fact that the proposed alterations are designed in such a way that the character-defining features of the Sunset Branch Library, which include the exterior composition and materials, the paneled vestibule, the spatial volume and the ornamental ceiling of the Main Reading Room, and the glazed and paneled partition between the Main Reading Room and the historic Children's Room, would be retained and would not be affected by the proposed improvements.

CEQA Guidelines Section 15301, or Class 1, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structure, facilities, mechanical equipment, or topographical features, involving negligible expansion of use. Class 1(a) provides for interior and exterior alterations involving interior partitions, plumbing and electrical conveyances. The proposed project would renovate interior spaces and electrical, lighting and technological systems within the existing building, and make minor alterations on the exterior of the structure. Therefore, the proposed project meets the criteria of Class 1(a).

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed project would be consistent with the *Secretary of the Interior's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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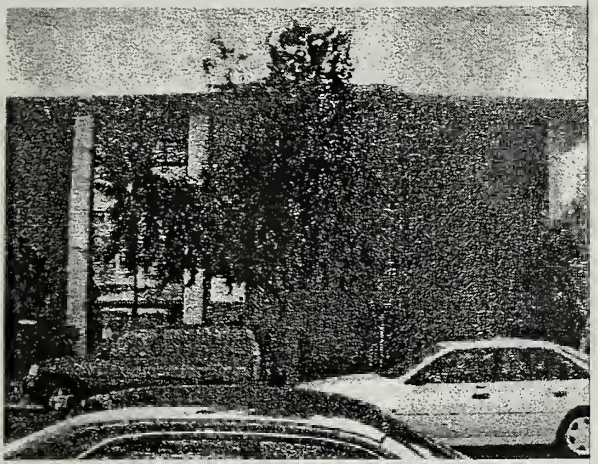
[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. March 2, 2005. A copy of this memorandum is attached to this certificate of determination.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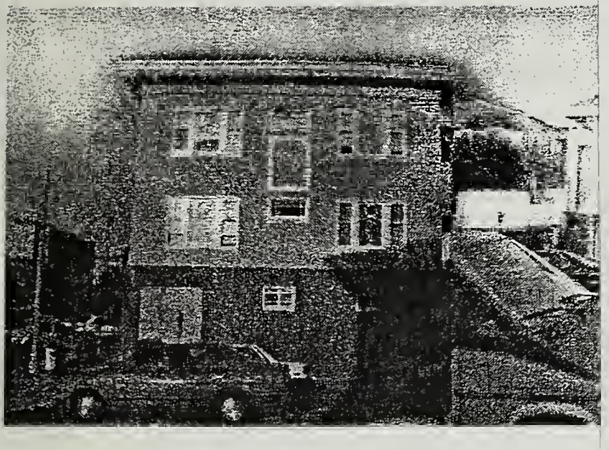
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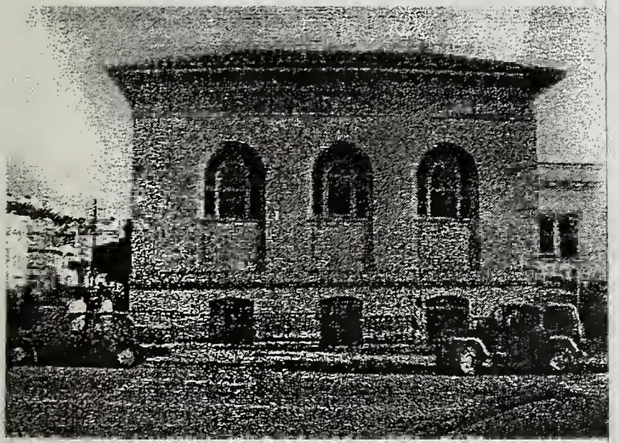
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1305 18TH AVENUE

SAN FRANCISCO, CA 94122

San Francisco Public Library
Sunset Branch Library
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San Francisco, CA 94122
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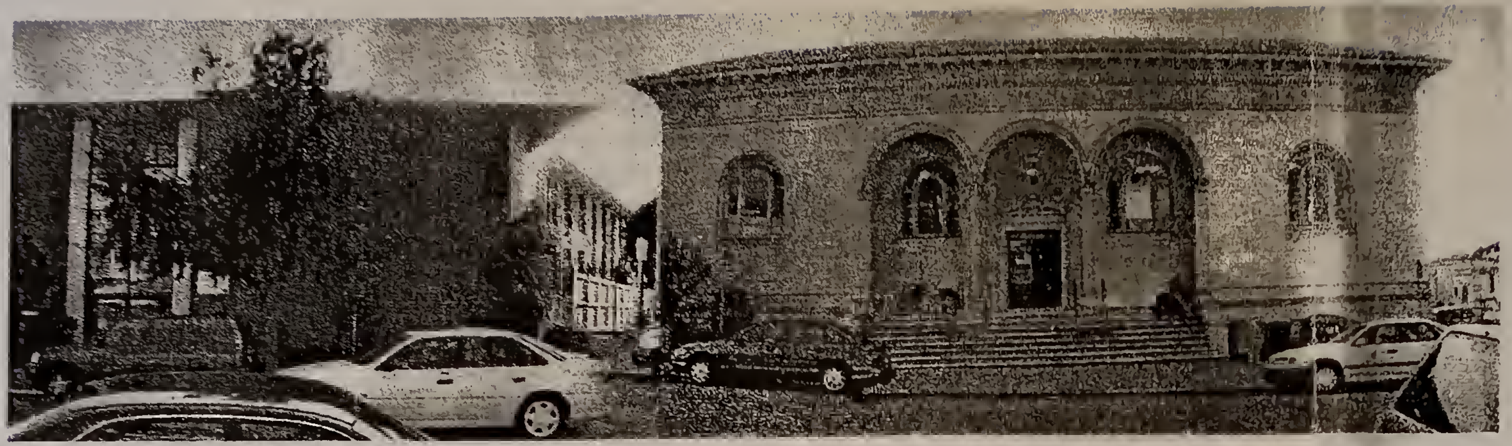

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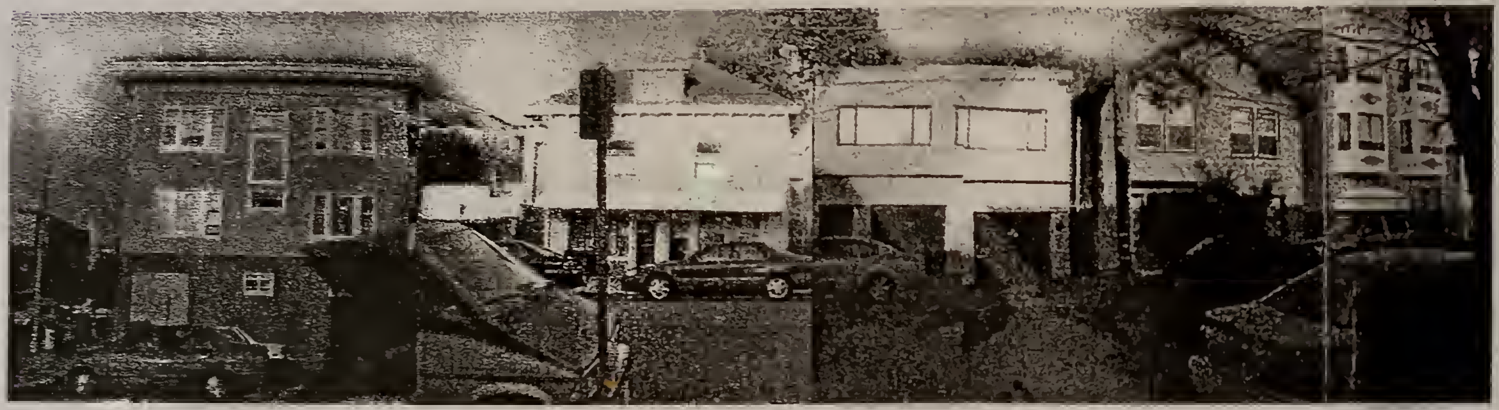

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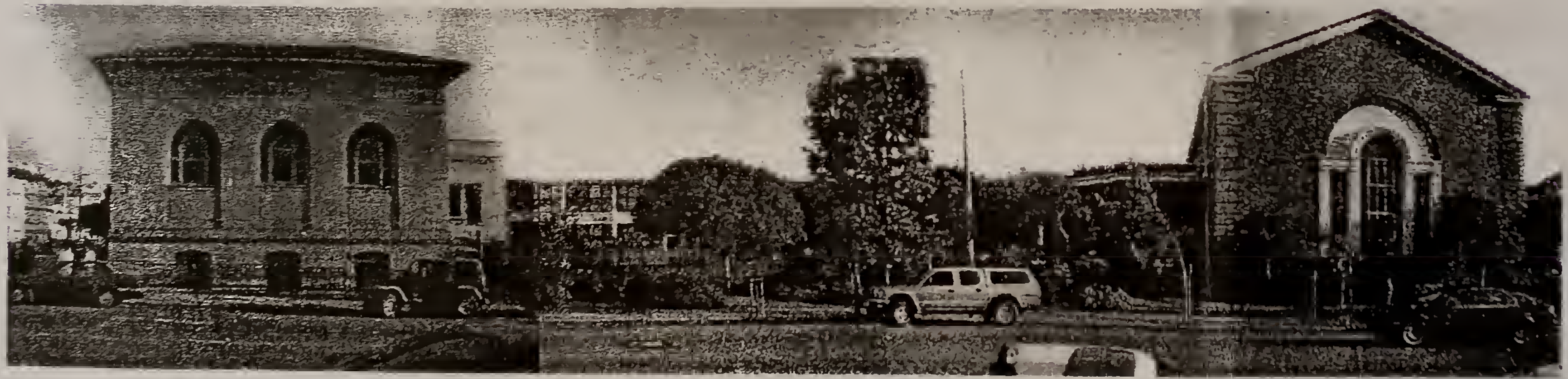

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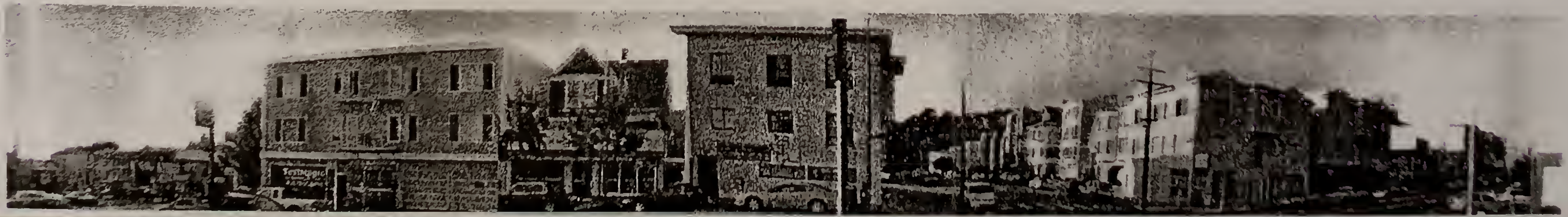

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project name | SUNSET BRANCH LIBRARY
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MEMORANDUM

TO: Nannie Turrell, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Maria Oropeza Singh/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **March 2, 2005**

RE: **1305 18th Avenue, Sunset Branch Library**
Block 1773, Lots, 001
Case No. 2004.0695E
Historic Resource Evaluation Response (Drawings dated 12/15/04)

PROPOSED PROJECT

1. **Project Description**
   The project proposes to make interior improvements with no changes to use, size or parking. Improvements to the building include replacing exterior lighting at the building's entry, new directional signage on east and north elevation; and an exterior book drop will be added at east facade street level. If funding allows, the terra cotta bricks would be restored (per specifications from historic preservation consultant Carey & Co. and the terrazzo entry steps and landings will be refinished. Existing windows on the east and south elevations of the building will be replaced and new exhaust vents installed.

2. **Property Description**
   The Carnegie Sunset Branch Library is situated on a large, corner lot shared by several public buildings and identified as 1305 18th Avenue. The site was originally and is currently a public library. The property is zoned P (Public), and is in a 40-X Height and Bulk District.

3. **Historic Rating/Survey**
   - *The property appears to be eligible for separate listing on the National Register of Historic Places. (3S California Historical Resource Status Code).*
   - *San Francisco Landmark Number 239 under Article 10 of the Planning Code.*
   - *In the 1976 Architectural Survey, the building was assigned a rating of "3", out of a scale from –2 to 5.*

4. **Historic District/Neighborhood Context**
The Carnegie Sunset Branch Library stands within the Sunset neighborhood on 18th Avenue between Irving and Judah Streets. It is surrounded by the Inner Sunset Neighborhood Commercial District to the north, and RH-2 (House, Two-Family) to the south, east and west.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a "historical resource" as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The subject building is San Francisco Landmark Number 239 under Article 10 of the San Francisco Planning Code and therefore the property falls into Category A (Historical Resources) of the Planning Department's CEQA Review Procedures for Historic Resources document. This category contains adopted local registrars and properties that have been determined to appear eligible, or which may become eligible for the California

EVALUATION / ANALYSIS

1. **History**
Association with patterns of social and cultural history of San Francisco during the period of significance, particularly with the contestation of political and cultural power between working class based groups and middle class based Progressives;

Architectural embodiment of Progressive and City Beautiful tenets of civic grandeur used as a means of social organization, particularly the acculturation of working class and immigrant populations; and

Architectural embodiment of the distinctive characteristics of an early branch library building, especially those delineated in "Notes on the Erection of Library Buildings."

Other documentation to substantiate the significance of the proposed landmark can be found in the context statement "Origins of the Seven San Francisco Carnegie Branch Libraries, 1901-1921"

2. **Period of Significance**
The period of significance for the library is 1918 to the present

3. **Character-Defining Features**
- Exterior composition and materials.
- The paneled vestibule.
- The spatial volume of the Main Reading Room.
- The ornamental ceiling of the Main Reading Room.
- The glazed and paneled partition between the Main Reading Room and the historic Children's Room.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The property retains all seven aspects of integrity and is in good condition.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

• **Event:** or	☒Yes	☐No	☐Unable to determine
• **Persons:** or	☐Yes	☒No	☐Unable to determine
• **Architecture:** or	☒Yes	☐No	☐Unable to determine
• **Information Potential:**	☐Yes	☒No	☐Unable to determine

(a) Association with patterns of social and cultural history of San Francisco during the period of significance, particularly with the contestation of political and cultural power between working class based groups and middle class based Progressives;

(b) Architectural embodiment of Progressive and City Beautiful tenets of civic grandeur used as a means of social organization, particularly the acculturation of working class and immigrant populations; and

(c) Architectural embodiment of the distinctive characteristics of an early branch library building, especially those delineated in "Notes on the Erection of Library Buildings *Ghirardelli Square was listed on the National Register under the areas of significance of art, conservation, architecture, landscape architecture, commerce, industry, adaptive reuse, and urban mall marketplaces.*

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The proposed project would conform to the Secretary's Standards.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0810: 1070 Sanchez. Demolish a two-story (one-story-above-garage), single-family dwelling and construct a four-story (three-story-above-garage), two-unit residential building.
Location:	1070 Sanchez Street (Assessor's Block 3654, Lot 3)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, two-story, single-family structure, and construct in its place a four-story, two-unit building. The existing building is about 29-feet-tall and contains approximately 950 gross square feet (gsf), with two bedrooms, and two independently accessible parking spaces. The new building would be about 40 feet tall, four-stories, about 4,934 gsf of space, containing two dwelling units (with three bedrooms each), and two, independently accessible parking spaces. The net change in gross square footage for the site would be an increase of about 3,984 gsf; there would be no net change in number of parking spaces. According to the project sponsor, there is a 9-inch-diameter camellia, a 23-inch hemlock and an unidentified 33-inch tree on site. The camellia and hemlock would be removed and the 33-inch tree would remain with the project. According to the Planning Department Parcel Information Database, the existing building on the project site was constructed in 1885. According to the supplemental Historic Report prepared for the project, the structure was probably constructed in 1887, as water records show a hook up date of that year. The building is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation Response). The approximately 2,539-sq.-ft. project site (Assessor's Block 3654, Lot 003) is located on the west side of Sanchez Street, between Elizabeth Street and 24th Street, in the Noe Valley neighborhood of San Francisco. The site is in an RH-3 (Residential, House, Three-Family) Use district and a 40-X Height and Bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Bruce Baumann (415) 551-7884, for Project Sponsor, Angus McCarthy
EXEMPT STATUS:
X Categorical Exemption:State CEQA Guidelines Section 15301(l)(1) and 15303(b), (Class 1and Class 3)
REMARKS: See reverse side.

Contact Person: Carol Roos

Date of Determination: March 28, 2005 I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Michael Smith
Bruce Baumann
Sue Hestor
Historic Distribution List
Maria Oropeza/Bulletin Board
Lisa Fernandez, MDF
Exemption/Exclusion File

Lisa Gibson
for PAUL MALTZER
Environmental Review Officer

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1]

The project proposes demolition of an existing two-story, single-family dwelling probably constructed in 1887.[2] According to the historic report, the existing building on the project site is a one-story-over-garage single-family residence, clad in stucco and artificial stone, near the sidewalk line on an east facing lot. The lot slopes up toward the rear, with an approximately six percent slope, according to the project sponsor. The elevated main level is accessed by an exterior quarter turn stairway finished in artificial stone and quarry tile. This leads to a recessed central entrance with solid flush door, flanked on each side by wide three-part modern vinyl windows. The façade terminates in a tall parapet with a 'French Cap' cornice, made to suggest a mansard roof form. A front gabled roof is behind the tall parapet. The upper story and parapet are clad in stucco and the cornice is finished with composite shingles. There is a scalloped aluminum hood over the entranceway. At the lower level, cladding is artificial stone and brick. A modern garage door occupies the southern third of the façade, and the exterior stairway occupies most of the remainder. (See attached photos). The house is rectangular in plan, with a full width rear extension under a separate shed roof. It closely abuts the neighboring buildings. At the rear, the basement level is about 36 inches below grade (due to the site slope.) According to the historic report, a search of the San Francisco Public Library Historic Photo collection discovered no historic photos of the building.

The subject property is located in the Noe Valley neighborhood of the City. While Noe Valley is largely associated with Rancho San Miguel, one of the original land grants in the region that was awarded in 1846 to Jose de Jesus Noe, the last Mexican Alcade of Yerba Buena and that was later sold in 1851 to John M. Horner as farming territory and housing for the working class, Noe Valley is not identified as an historic district. The majority of the buildings on the subject block face were constructed before the 1900's with a few exceptions constructed immediately after the 1906 earthquake. The block face is considered eclectic with a mix of different building shapes, sizes, and architectural styles.

According to research by the project sponsor's architect and as described in the Planning Department Historic Resource Evaluation Response memo, judging by building permits on record and the photographs submitted, it is clear the integrity of the structure at 1070 Sanchez Street has been compromised by removal of the front porch in the 1920's, and the installation of new windows and stairway at the front in the 1950's. All ornamentation and finishes representative of the common vernacular architectural design of a pre- 1900 residential structure have been removed. The new vinyl windows are different than the original appearance in size, shape, material, and detail. It appears that none of the architectural features currently on the structure, including the artificial stone and stucco finishes, stairway, garage, door, awning, and windows are original to the structure, which contributes to the loss of character. The full-width horizontal extension with a shed roof, at the rear of the property, also affects the integrity of the structure.

According to the Department Historic Resource Evaluation Response memo, the project sponsor's architect researched this property and obtained the names of the building owners, occupants, and permit history. According to the historic report, the person listed in the water records, as applicant for the property, was Louis Helbing, a carpenter, builder and contactor, and the first owners were William and Jennie Helbing, presumed relatives of the builder. William was a machinist with the Atlas Iron Works. About four prior owners were identified prior to the present owner of the property. The property was rented at times throughout this period. According to the historic report, none of the owners or residents appear to have been historically significant persons.

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[1] Memorandum, Tina Tam, Preservation Technical Specialist, San Francisco Planning Department to Carol Roos, Environmental Planner, San Francisco Planning Department; January 6, 2005, attached.

[2] Supplemental Historic Architecture research, Jonathan Pearlman, Elevation Architect, for Angus McCarthy, Project Sponsor; Historical Report, undated.

In terms of period of significance, character-defining features, and integrity the structure at 1070 Sanchez Street does not qualify as an historic resource for the purposes of the California Environmental Quality Act (CEQA).

The building appears to be in relatively poor condition and does not possess extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historic Resources. Based on the information provided, no other information regarding events, persons, or information potential was uncovered during research. As described above, the property does not appear to meet Criterion 1 (Events) for listing on the California Register. Persons associated with the property were not found to be significant in California history, and eligibility for listing in the California Register under Criterion 2 (Persons), appears to be highly unlikely. The property does not meet Criterion 3 (Architecture), for listing, being neither the work of a master, nor possessing high artistic value. This was found to be sufficient to conclude that this building itself is not eligible for listing in the California Register, and therefore it is not an historical resource for the purposes of CEQA.

As noted above, the majority of the buildings on the subject block face were constructed before the 1900's with a few exceptions constructed immediately after the 1906 earthquake. The block face is considered eclectic with a mix of different building shapes, sizes, and architectural styles. Eight properties on the block are included in the Planning Department 1976 Architectural Survey, including two on the project block face at the corner of Sanchez and Elizabeth and Sanchez and 24th Street. The property on Lot 36, which abuts the subject lot at the rear, is also included in the Architectural Survey and a number of properties are listed in the Here Today survey. As noted the structure at 1070 Sanchez is not listed in surveys of historic architectural surveys, including those mentioned here. The demolition and construction required for the project would not directly affect any historic resources.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Sections 15301 and 15303, apply to this project. CEQA Guidelines Section 15301, Class 1(l)1, provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed 1070 Sanchez Street project would demolish an existing, two-story, single-family structure, and would fall within this exemption. Section 15303, Class 3(b) allows an exemption for new construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. The project would newly construct a duplex about 40 feet in height, with four-stories, containing about 4,934 gsf of space, with two, three-bedroom dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

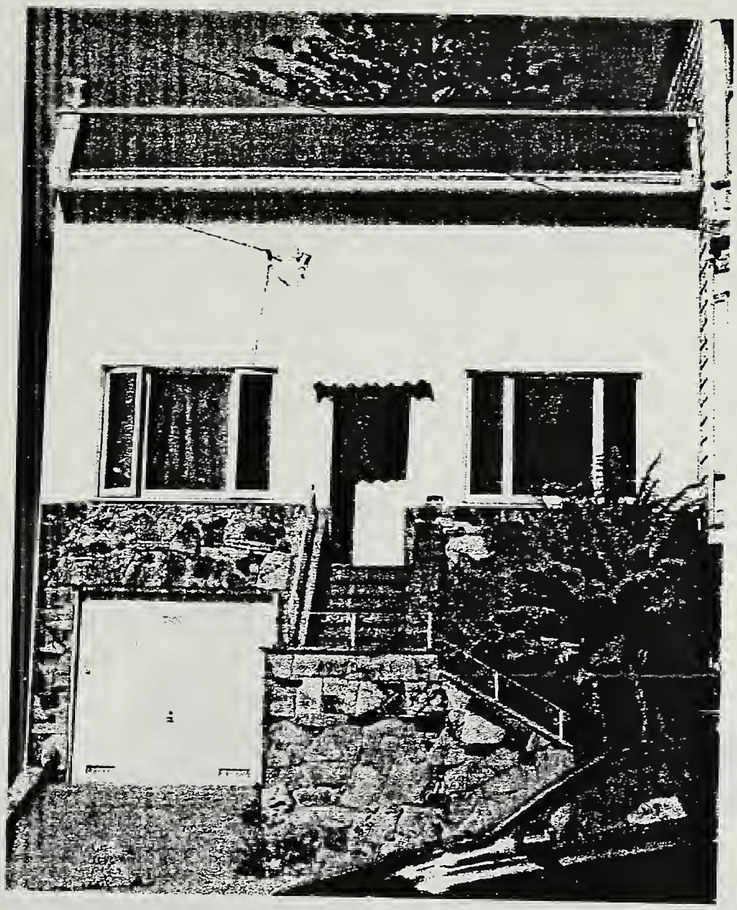


Figure 1: East elevation

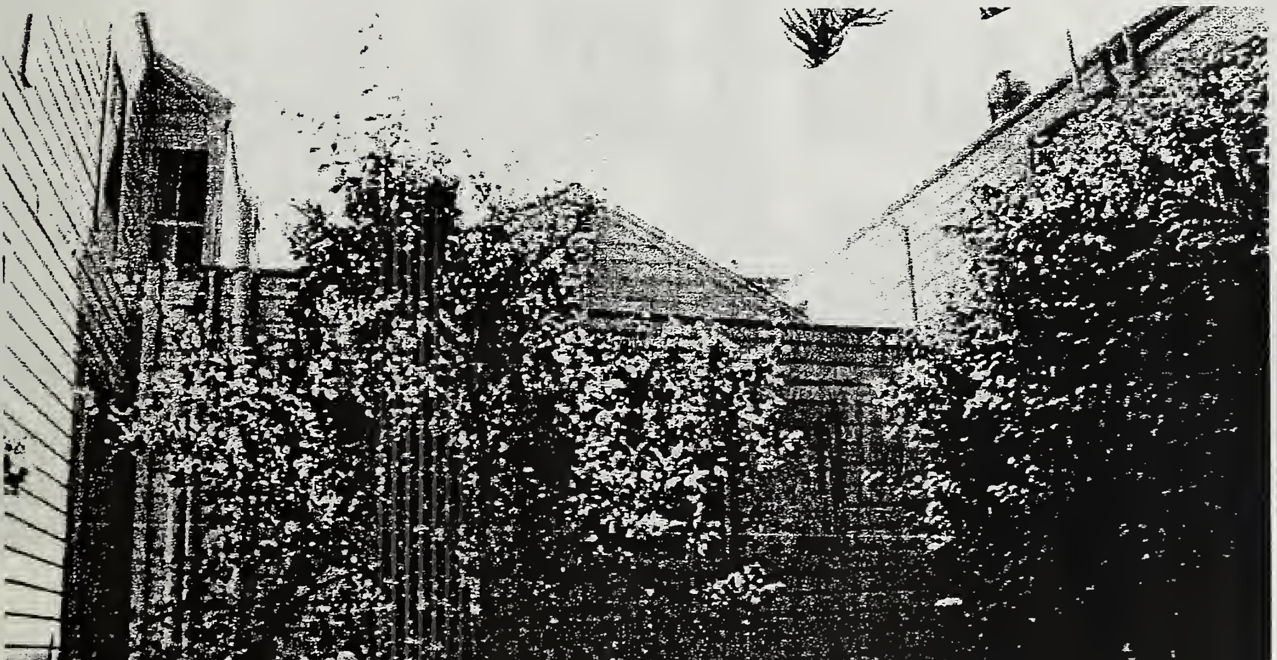
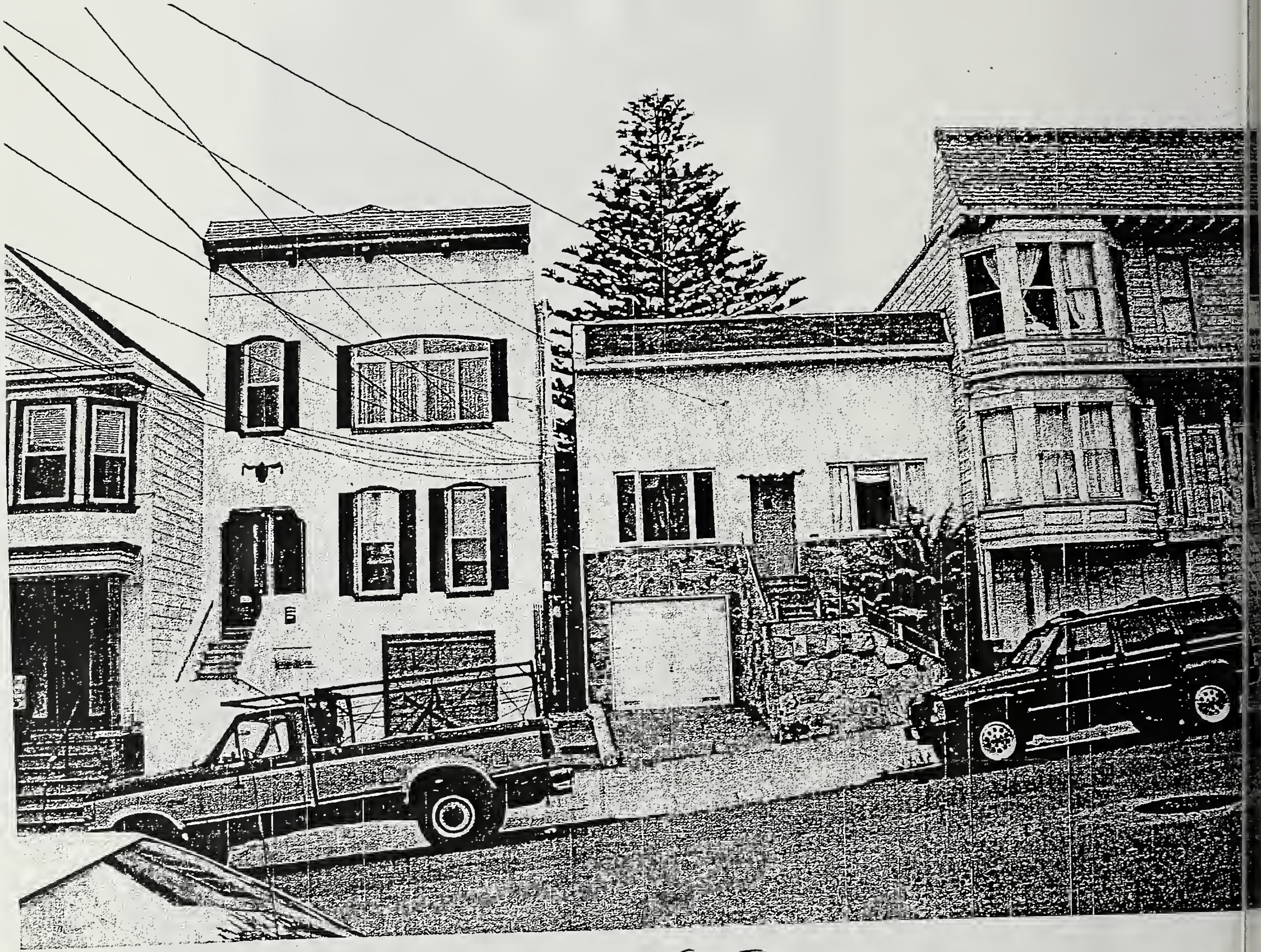


Figure 2: West elevation



SITE

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MEMORANDUM

TO: **Carol Roos, Major Environmental Analysis**

CC: **Michael E. Smith, Case Planner**
Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist** tbt

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: **January 6, 2005**

RE: **1070 Sanchez Street**
Block 3654, Lot 003
Case No. 2004.0810E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to demolish the existing one-story-over-garage, single-family structure and construct a new three-story-over-garage, two-family structure on the subject property.

2. Property Description

According to Parcel Information Database, the subject structure was constructed in 1885. The main living level of the structure is approximately 950 square feet in size and is accessed by an exterior stairway. The structure is clad in stucco on the main level and artificial stone and brick on the ground floor. The structure also has a tall but plain parapet with a "French Cap" cornice that is finished with composite shingles concealing a front gabled roof behind.

According to the Historical Resource Evaluation Report, prepared by Jonathan Pearlman of Elevation Architects, the structure was likely constructed in 1887, as the water records show a hookup date of August 26, 1887. The structure is not shown on the 1886 Sanborn Map, but is noted on the 1900 map.

3. Historic Rating/Survey

The building does not appear on any architectural or historical survey. It is an unrated building.

4. Historic District/Neighborhood Context

The subject property is located in the Noe Valley neighborhood. While Noe Valley is largely associated with Rancho San Miguel, one of the original land grants in the region that was awarded in 1846 to Jose de Jesus Noe, the last Mexican Alcade of Yerba Buena and that was later sold in 1851 to John M. Horner as farming territory and housing for the working class, Noe Valley is not identified as a historic district. The majority of the buildings on the subject block face were constructed before the 1900s with a few exceptions constructed immediately after the 1906 earthquake. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles.

Judging by building permits on record and the photographs submitted, it is clear the integrity of the structure has been compromised by the removal of the front porch in the 1920s and the installation of new windows and stairway at the front in the 1950s. All ornamentation and finishes representative of the common vernacular architectural design of a pre-1900 residential structure have been removed. The new vinyl windows no longer retain its original appearance in size, shape, material, and detail. It appears none of the architectural features currently on the structure, including the artificial stone and stucco finishes, stairway, garage, door, awning, and windows are original to the structure, contributing to the loss of character. Lastly, the full width horizontal extension with a shed roof at the rear of the property also hurts its integrity.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A1 or A2, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to Pearlman's report, the person who's listed in the water records as the applicant for the subject property in 1887 is Louis

Helbing, a carpenter, builder and contractor, while the first owners were William and Jennie Helbing, presumed to be relatives of the builder. William Helbing was a machinist with the Atlas Iron Works. Subsequent owners of the property include Rosa Friis, Mary Grotheer, Charles Grotheer, and John Mullen. Renters also reside on the property in between and throughout these various ownerships. According to Pearlman's report, none of these owners or residents appears to have been historically significant persons.

2. Period of Significance

The subject property is believed to not be an historical resource so there is no period of significance.

3. Character-Defining Features

The subject property is believed to not be an historical resource so there are no characters defining features.

4. Integrity

Location,	☐ Retains	☐ Lacks
Design,	☐ Retains	☐ Lacks
Materials,	☐ Retains	☐ Lacks
Workmanship,	☐ Retains	☐ Lacks
Setting,	☐ Retains	☐ Lacks
Feeling,	☐ Retains	☐ Lacks
Association.	☐ Retains	☐ Lacks

The subject property is believed to not be an historical resource, so there are no integrity issues.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   a. **Event:** or ☐Yes ☒No ☐Unable to determine

   b. **Persons**: or ☐Yes ☒No ☐Unable to determine

   c. **Architecture:** or ☐Yes ☒No ☐Unable to determine

   d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The project sponsor researched the property and uncovered the names of the building's owners, occupants, and permit history. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the event, persons, and architecture criterion for listing on the California Register of Historical Resources. Based upon the information provided, no other information regarding events, persons, or information potential was uncovered during research. Based on the information presented the subject building does not appear to be an historical resource.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

☐Yes ☐No ☒Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 336 Munich Street (2004.0571E)
Location: 336 Munich Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of a one-story single-family dwelling and detached shed structure and construction of a two-story, single-family dwelling. The proposed single-family dwelling would be 28 ft. in height with one off-street parking space in a partial sub-grade basement garage. The existing 19-foot high, wood-frame dwelling was constructed circa 1900 with additions made between 1906 and 1915 and between 1915 and 1950. The existing building has a shallow foundation system of pre-cast footings and grade beams. The shed structure in the rear of the project site was constructed between 1900 and 1905. The project site (Assessor's Block 6074, Lot 32) is a 2,500 sq. ft. parcel located at 336 Munich Street, west side, between Brazil and Persia Streets. The project site is within the RH-1 (Residential, One-Family) use district and the 40-X height and bulk district. The proposed project would comply with the RH-1 use district controls but would require discretionary review by the Planning Commission for construction of a new single-family dwelling in association with the demolition of an existing single-family dwelling.

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Sandra Vivanco, (415) 346-9118

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(l)(1) and 15303(a)]; State Class Numbers: 1 and 3.

REMARKS: (Continued on next page)

Contact Person: Randall Dean **Telephone:** (415) 558-5980

Date of Determination:
March 29 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Daniel Sirois
Historical Resources Mailling List
Maria Oropeza/Bulletin Board
Sue Hestor
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks (continued):

In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the existing single-family dwelling structure located on the project site is not a historical resource as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In the attached memorandum dated December 30, 2004[1], Planning Department staff reviewed the proposed project and determined that the existing single-family dwelling "as a 1900 structure with later 20th Century alterations, does not qualify for listing in the California Register." In the supplemental historical information report[2] prepared for the proposed project, specific individuals were identified as prior residents of the site; however, none of the persons identified have made "contributions to the history of the area such that the property would qualify for listing in the California Register. No significant events have been associated with the property, nor is the architecture itself remarkable as either high-style or unique in a vernacular adaptation". Planning Department staff also concluded that there is not California Register eligible district in the immediate vicinity of the project. Therefore, demolition of the existing single-family dwelling and shed on the project site would not have an adverse effect on historical resources as defined by CEQA (CEQA Guidelines § 15064.5 (a) (3)).

CEQA Guidelines Section 15301(l)(1) or Class 1, provides for an exemption from environmental review for "demolition and removal of individual small structures" such as "one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exception." The proposed project would result in the demolition of a single-family residence and small shed structure. Therefore, the proposed demolition would be exempt under Class 1.

CEQA Guidelines Section 15303 (a) or Class 3 provides for an exemption from environmental evaluation for new construction or conversion of small structures, including a single family residence and in an urbanized area, up to three single-family residences may be constructed. Since the proposed project is the construction of a single family dwelling within an urbanized area, the proposed project would be exempt under Class 3.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect as discussed above, the building proposed for demolition is not a historical resource. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from N. Moses Corrette, Preservation Technical Specialist, to Randall Dean, Major Environmental Analysis, December 30, 2004.

[2] A + D Architecture and Design. Supplemental Information for Residential Demolition Applications. August 31, 2004.

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MEMORANDUM

TO: **Randall Dean,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

FROM: N. Moses Corrette, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **December 30, 2004**

RE:
Address 336 Munich Street
Block: 6074 Lot: 032
Case No.: 2004.0571E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposed project is to demolish the existing residential building, and construct a new residential building.

2. **Property Description**
The existing building is a single-story frame dwelling with a gable roof, set back from the street. The façade is arranged symmetrically and features a centrally placed entry door at grade level, flanked by a single window to either side. The original four-square plan has been expanded to the rear with two additions in the 20th century. There is a 10x20 shed at the rear of the property with a single door, single window and flat roof.

3. **Historic Rating/Survey**
There is no prior survey data. The building was erected c. 1900 based on the first appearance of the property on the 1899-1900 Sanborn Map, and information from the Assessor's office. The block was served by windmill-driven wells in the first years, and a public water supply was added the building in 1906.

4. **Historic District/Neighborhood Context**
The surrounding neighborhood was not developed at the beginning of the 20th Century, and most of the first-generation buildings have been replaced. The existing building stock is very mixed in terms of age and integrity, and there does not seem to be a California Register eligible district in the immediate vicinity.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The documented history of 336 Munich Street is included in a report to the Planning Department from A+D Architecture and Design dated 8/31/2004 and found in the docket for case 2004.0571E. The property was built c. 1900 as 322 Munich Street (renumbered in the 1970s), and the first known owner was John Colmar, a teamster, who made the water connection in late 1906. Between then and 1915, the building was expanded to the rear. Again, after 1915 and before 1950, the building was expanded to the rear, and the front porch reconstructed to its present dimensions, and possibly a false front square parapet removed to reveal the gabled roof form. The present rear shed apparently dates from between 1950 and 1972.

2. **Period of Significance**
1900 (date erected)

3. **Character-Defining Features**
The features of the existing building that define its character are the siting of the building several feet back from the sidewalk, symmetrical façade, and gabled roof form.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☐Retains	☒ Lacks
association.	☒Retains	☐ Lacks

The property retains several elements of integrity, judging the building based on the possible construction date of 1900, from which perhaps 60% of the present structure of the building remains. The present façade is a later alteration, and the building exists today as mainly a second quarter of the 20th century building.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

• **Event:** or	☐Yes	☒No	☐Unable to determine
• **Persons:** or	☐Yes	☒No	☐Unable to determine
• **Architecture:** or	☐Yes	☒No	☐Unable to determine
• **Information Potential:**	☐Yes	☐No	☒Unable to determine

The building as a 1900 structure with later 20th Century alterations, does not seem to qualify for listing in the California Register. Persons with associations have been documented in the A+D report, however they have not made contributions to the history of the area such that the property would qualify for listing in the California Register. No significant events have been associated with the property, nor is the architecture itself remarkable as either high-style or unique in a vernacular adaptation. This property was not assessed for potential to yield information important to out history or prehistory.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☒ Not applicable, *or Add response*

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable, *or Add response*

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0212E: Divisadero Street NC-2 Formula Retail Use Legislation

Location: Divisadero Street Small-Scale Neighborhood Commercial District (NC-2)

City and County: San Francisco

Description of Nature and Purpose of Project: The project is a Board of Supervisors-proposed ordinance (BOS File No. 050254) which would amend San Francisco Planning Code Section 703.3 to require Conditional Use authorization by the San Francisco Planning Commission for any proposed formula retail use in the Small-Scale Neighborhood Commercial District (NC-2) along Divisadero Street from Haight Street to Turk Street. As defined in Section 703.3 of the Planning Code, a "formula" retail use is a retail activity or establishment which, along with eleven or more other retail establishments in the United States, maintains two or more of the following characteristics: a standardized array of merchandise, a standardized façade, a standardized décor or color scheme, a uniform apparel, standardized signage, a trademark or servicemark. The legislation would require Section 312 notification and design review procedures for building permit applications for formula retail uses. The burden to demonstrate that the proposed use is not formula retail rests on the project sponsor, and any building permit that fails to correctly identify its use as formula retail at the time of its application would be subject to revocation.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: San Francisco Board of Supervisors, sponsored by Supervisor Ross Mirkarimi.

EXEMPT STATUS:
X General Rule Exclusion (State Guidelines, Section 15061(b)(3)).

REMARKS: Please see reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:
April 7, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Supervisor Mirkarimi
Board of Supervisors
Planning Commission
Paul Lord, Planning Dept.
L. Fernandez/ M.D.F.
M. Oropeza-Singh/Bulletin Board
Exemption/Exclusion File

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REMARKS (continued from previous page): The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed ordinance would amend section 703.3 of the Planning Code, passed into law in 2004, which defines formula retail use and presents findings as to the need to regulate formula retail uses in San Francisco, by adding the Small-Scale Neighborhood Commercial (NC-2) District along Divisadero Street from Haight Street to Turk Street to those areas where the use is permitted only through Conditional Use authorization by the San Francisco Planning Commission. Section 703.3 requires the building permit applicant to disclose if their proposed project is a "formula retail use" or the application is deemed incomplete. When required, project sponsors need to present evidence to the City pursuant to section 703.3 supporting their claim that a proposed use is not formula retail.

With the proposed legislation, any proposal for formula retail within the specified area of the NC-2 zone along Divisadero Street would require the project sponsor to apply for a Conditional Use authorization and a hearing on the proposed use would be held before the Planning Commission. Haight neighborhood commercial areas have similar restrictions. Planning Department staff would be required to review and make recommendations on any such Conditional Use applications for a proposed formula retail use projects located within the specified NC-2 zone.

The proposed ordinance would not have any direct physical environmental effects. The proposed ordinance would not increase or decrease the number of potential retail establishments in San Francisco. It would restrict the type of retail establishment in the NC-2 District along Divisadero Street from Haight Street to Turk Street. Non-formula retail establishments would not be in conflict with the commercial use provisions of NC-2, and there would be no change in controls or impacts associated with those uses.

As an indirect physical impact, the proposed conditional use requirements may result in fewer permitted formula retail establishments in the NC-2 District in the affected area. The possible reduction of formula retail establishments in the NC-2 along Divisadero Street from Haight Street to Turk Street may cause them to locate in other areas of the City. However, such uses could only be proposed in areas were they are presently allowed and any such proposal would be subject to environmental review at that time. No proliferation or concentration of such activity is anticipated.

Background
A Notification of Project Receiving Environmental Review for the original proposed ordinance was mailed out to interested parties on March 18, 2005. The Department received one comment expressing the concern that the economic effects of similar legislation should be ascertained before expansion of neighborhood commercial areas affected by formula retail use control policies. The issues that CEQA examines in environmental review are physical changes that could effect the environment with the implementation of the project. In general, opinions regarding whether the project should be approved are examined independently of the environmental review process.

The proposed controls would be more restrictive than current zoning regulations for this type of use, but the additional restrictions on such development would have no direct physical consequences within the affected area of the NC-2 zoning district. The controls would not stimulate new development nor result in the removal, abatement, or demolition of any existing structures. The proposed controls would not expand allowable physical changes. For the above reasons, it can be seen with certainty that the proposed controls could not have a significant effect on the environment and the proposed ordinance is appropriately exempt under the General Rule Exclusion.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0194E: Massage Establishment Legislation

Location: Citywide

City and County: San Francisco

Description of Nature and Purpose of Project: The project is a Board of Supervisors-proposed ordinance (BOS File No. 050176) which would amend San Francisco Planning Code subsections throughout the Code to define massage establishments as does Section 1900 of the Health Code, to require Conditional Use authorization by the San Francisco Planning Commission for any such proposed uses in San Francisco, and to require that all other required permits be obtained from the Health Department prior to seeking the Conditional Use permit from the Planning Department. The proposed legislation would make Planning Code requirements for massage establishments uniform throughout the City. The legislation would also update the definition of a massage establishment in the Planning Code pursuant to other City Codes; the existing Planning Code definition cites section 2700 of the Police Code, now superseded by Section 1900 of the Health Code. The legislation incorporates findings of consistency with the San Francisco General Plan and priority policies of Section 101.1.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: San Francisco Board of Supervisors, sponsored by Supervisor Fiona Ma.

EXEMPT STATUS:

X General Rule Exclusion (State Guidelines, Section 15061(b)(3))

Contact Person: Leigh Kienker

Telephone: (415) 558-5970

Date of Determination:

April 7, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Supervisor Fiona Ma
Board of Supervisors
Planning Commission
Paul Lord, Planning Dept.
L. Fernandez/M.D.F.,
M. Oropeza-Singh/Bulletin Board
Exemption/Exclusion File

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REMARKS: The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed ordinance would amend sections of the Planning Code where massage uses are defined. The proposed legislation would require Conditional Use authorization by the Planning Commission for any such proposed use. The proposed legislation would make Planning Code requirements for massage establishments uniform throughout the City. This requirement would affect permits for any new massage establishments and expansion or relocation of any existing massage establishments.

The proposed legislation would amend the Planning Code to reflect the current permitting requirements outside of the Planning Department regulating massage uses. The amendment would define massage establishments as does Section 1900 of the Health Code and to require that all other required permits be obtained from the Health Department prior to seeking the Conditional Use permit from the Planning Department. Aside from prior permit approval from the Health Department, the legislation would not impose additional requirements or criteria to be met for granting of the Conditional Use by the Planning Commission.

The proposed ordinance would not increase or decrease the number of potential massage establishments in the City. The ordinance would add scrutiny to the existing restrictions affecting permitting of massage establishments by adding the procedural requirements for Conditional Use authorization. Since massage uses would neither be expanded nor prohibited with the legislation, the ordinance would not be in conflict with the existing commercial use provisions and uses permitted throughout the City. Existing massage uses would not be prohibited from continuing lawfully, and pursuant to existing business provisions and amended Health permit requirement language in the ordinance. The proposed ordinance would not have any direct physical environmental effects.

As an indirect physical impact, the proposed Conditional Use requirements may result in fewer massage establishments permitted throughout the City. Massage uses could only be proposed in areas where they are presently allowed. No proliferation or concentration of such activity is anticipated. The proposed legislation addresses the need for evaluation of whether a concentration of such uses may be present and the logical sequence of permit approvals that should apply to regulation of massage establishments in San Francisco. Potential beneficial impacts of the proposed legislation are not discussed further in the context of this review because they do not result in a significant adverse effect on the environment.

Background

A Notification of Project Receiving Environmental Review for the proposed ordinance was mailed out to interested parties on March 22, 2005 and a comment requesting clarification of the ordinance's implications for existing businesses was received by the Planning Department and addressed above. The issues that CEQA examines in environmental review are physical changes that could effect the environment with the implementation of the project.

The procedural requirement of Conditional Use authorization introduced with the proposed legislation would result in more restrictive controls than current zoning regulations for massage use, but the additional permit requirements would not stimulate new development nor result in the removal or abatement of uses, or demolition of any existing structures. The proposed controls would not expand allowable physical changes. For the above reasons, it can be seen with certainty that the proposed controls could not have a significant effect on the environment and the proposed ordinance is appropriately exempt under the General Rule Exclusion.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1064E
Location: 3011 20th Street (Assessor's Block 4085, Lot 038)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include demolition of an existing, approximately 850-square-foot (sf), single-family home, and construct a new three-unit and approximately 6,500-sf condominium building. The existing two-story building on the project site is approximately 27 feet high and contains one off-street parking space. The proposed new four-story building would be approximately 40-ft high and would contain three off-street parking spaces. The proposed structure would consist of a garage at the ground level and three floors above which would contain one two-bedroom, two-bath unit on each level. The existing building on the project site was constructed in 1900 and is not included in any historical resource survey or inventory and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 2,600-sf project site (Assessor's Block 4085, Lot 038) is located mid-block on 20th Street between Alabama and Florida Streets. The site is zoned RM-1 (Residential Mixed, Low Density) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
3011 20TH St. LLC, (415) 309-0970

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303 (b)]

REMARKS: See reverse side.

Contact Person: Rana Ahmadi Telephone: (415) 558-5966

Date of Determination:
April 11, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Bruce Baumann, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Jonathan Purvis

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1]

The existing structure on the project site is a small (836 square fee) two-story single family home that appears to have been built prior to 1900. The front is finished with vinyl siding and includes only two windows. The façade features no trim that would be expected of a house of this vintage. The subject side of the block features a range of Victorian and Edwardian styles.

A historic report was prepared for the building, which included a building permit history and observations of the changes of the property from Sanborn Insurance maps. The preservation technical specialist of the Planning Department has reviewed this report and has determined that the subject property is not historically or architecturally a significant building. The preservation technical specialist found that those qualities that characterize a building of this era have been removed and that the only remaining observable character-defining feature is the gable. The building has not retained its integrity since there is no remaining architectural detail, trim, or finish material that would be expected of a building of this vintage. In conclusion the existing building on the site is not considered an historical resource as defined by CEQA.

Because the existing building is not considered an historical resource, its demolition would not result in a significant impact on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of one 836-sf single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 6,500-sf, four-story residential structure with three dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a multi-family residential structure totaling no more than six dwelling units in urbanized areas. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Mathew Snyder, Preservation Technical Specialist, to Rana Ahmadi, Major Environmental Analysis. March 25, 2005.

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MEMORANDUM

TO: Rana Ahmadi, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: March 25, 2005

RE: 3011 20th Street
Block 4085, Lot 038
Case No. 2004.1064E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish the existing single family house and construct a new three-unit, four-story condominium.

2. **Property Description**
   The subject site is a regularly shaped lot located on the south side of 20th Street between Alabama Street and Florida Street. It is improved with a small single-family house (836 square feet per Assessor's records) that appears to have been built prior to 1900. The existing house features a gabled profile with a flat roofed front extension that includes a garage. The front is finished with vinyl siding and features only two windows. The façade features no trim that would be expected of a house of this vintage.

3. **Historic Rating/Survey**
   The house has not been included in any historic or architectural surveys.

4. **Historic District/Neighborhood Context**
   The subject house is on a block of 20th Street that is residential in character on the subject house's side of the block and industrial in character on the opposite side of the block. The subject side of the block features of a range of building styles with most buildings being Victorian or Edwardian in style.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an “historical resource” as defined in Section 15064.5(a) (3) of CEQA, and if it is an “historical resource,” the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historic resource” as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
   Jonathan Pearlman prepared a Historic Report on the building, which included a building permit history and observations of the changes of the property from Sanborn Insurance maps. He also included a lineage of the building’s ownership.

2. **Period of Significance**
   Staff does not believe that this building is significant.

3. **Character-Defining Features**
Staff believes that those qualities that characterize a building of this era have been removed. The only remaining observable character-defining feature would be the gable.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒ Retains	☐ Lacks
feeling,	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks

Staff does not believe the building has retained its integrity. There is no remaining architectural detail, trim, or finish material that would be expected of a building of this vintage.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☒No ☐Unable to determine

Staff does not believe this is a historic resource. As discussed above, the building as it exists today does not have any architectural merit. In his report, Jonathan Pearlman provided a list of the building's owners and searched those names along with the property in several resources within at the Public Library.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The project does not appear to be a historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
☐Yes ☒No ☐Unable to determine

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CERTIFICATE OF DETERMINATION OF EXEMPTION /EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0253E: Demolition of a Two-Unit Residential Building and Construction of a New Two-Unit Residential Building
Location: 5126 Anza Street, north side between 42nd and 43rd Avenues; Assessor's Block/Lot: 1502/016
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would consist of demolition of a 1923-constructed, two-story, two-unit residential building and construction of a larger three-story, two-unit residential building. The project site is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The existing building is approximately 22 feet high, and has approximately 1,670 gross square feet (gsf) of floor area. Each dwelling unit has one bedroom. One parking space is available in a street level garage. The proposed replacement building would be approximately 30 feet tall, and have approximately 2,400 gsf of floor area. One unit would have four bedrooms on two floors, and the other unit would be on the third floor and have three bedrooms. In addition, the new building would have two parking spaces within a street level garage.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Philip Whitehead, 671 Rockdale Drive, SF 94127, (415) 584-0537, representing Judy Chen, property owner.

105

EXEMPT STATUS:
X Categorical Exemption (State CEQA Guidelines, Section(s) 15301(l)(2) and 15303(b), Class Number(s): Class 1 and Class 3

REMARKS: (Continued on second page.)

Contact Person: Irene Nishimura Telephone: 558-5967

Date of Determination:
April 18, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Sponsor
Geoffrey Nelson, Planner, Northwest Quadrant Neighborhood Planning Team
Mathew Snyder, Planner, Historic Preservation Technical Specialist
Jake McGoldrick, Board of Supervisors, District One
Sue Hestor
Historic Resources Mailing List
M. Oropeza/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS:
The existing building, proposed for demolition, was built in 1923; however, it is not included in any historic or architectural survey nor does it have any historical rating. For the purpose of the California Environmental Quality Act (CEQA) determination of significant effect on historical resources by the proposed project, Planning Department Historic Preservation staff evaluated the building as well as the surrounding buildings in the project area to determine whether the building is an historical resource as defined in CEQA Guidelines Section 15064.5(a). Preservation staff evaluated the building according to the criteria described in Section 5064.5 (a) (3), as follows:

A) Event: Is associated with events that have made a significant contribution to the broad patterns of local, regional, or state history, or the cultural heritage of California or the United States; or
B) Persons: Is associated with the lives of persons important to local, California or national history; or
C) Architecture: It embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual, or it possesses high artistic values; or
D) Information Potential: It has yielded, or has the potential to yield, information important to the pre-history or history of the local area, California or the nation.

The building must meet one of the above criteria to be deemed an historical resource, and also have integrity to be eligible for the California Register of Historical Resources. In addition, the building must have retained enough of its historic character or appearance to be recognizable as an historical resource and to convey the reason for its significance.

The Preservation staff reviewed research on the building provided by the Project Sponsor, and evaluated the architectural integrity of the building. Although the building has a high degree of integrity, staff found that it "is neither a particularly outstanding nor rare example of residential craftsman architecture" (see attached Planning Department Memorandum, dated February 23, 2005, from Mat Snyder, Preservation Technical Specialist, Project File No. 2003.0253E). In addition, staff determined that the subject building and the residential buildings in the immediate area do not comprise a potential historic district. Research of the building's history provided by the Project Sponsor did not reveal any new information that the building is associated with any significant historical event, cultural heritage, or person. Hence, the building is not deemed an historical resource under CEQA, and its demolition would not be a significant impact on historical architectural resources.

The proposed project would include minor soils disturbance to a depth of at most 2-1/2 feet for spread footings. Any prehistoric resouces would be deeply buried within or below native sand dunes, and if historic archeological resource deposits are on the site, they would not likely possess the characteristics that would qualify them as historical resources under CEQA. Hence, the proposed project would not adversely affect archeological resources.

CEQA Guidelines Section 15301(l)(2), or Class 1, provides for exemption from environmental review demolition of up to six dwelling units. The proposed project would include demolition of the two-unit building. Hence, the project would be exempt from environmental review under Class 1.

In addition, CEQA Guidelines Section 15303(b), or Class 3, provides for an exemption from environmental review for construction of a duplex or other small multiple-family residential building up to six dwelling units in an urbanized area. The proposed new residential building would be a two-dwelling-unit building within an urbanized area. Therefore, the proposed project is exempt under Class 3.

CEQA Guidelines Section 15300.2 states a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, the existing building proposed for demolition is not an historical resource for the purposes of CEQA, and thus its demolition would not result in a significant impact. In addition, there would be only minor soils disturbance to a maximum depthof 2-1/2 feet where it is highly unlikely that prehistoric archeological resources and historic archeological resources would be found. Hence, the proposed project would not have significant environmental impacts.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CASES20

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MEMORANDUM

TO: **Nannie R. Turrell,** Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **February 23, 2005**

RE: **5126 Anza Street**
Block 1502, Lot 016
Case No. 2003.0253E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to demolish the existing two-story, two-unit structure constructed in 1923 and construct a new three-story two-unit structure.

2. **Property Description**
The proposed property is improved with a two-unit structure that was constructed in 1923. The structure is built in a simple craftsman bungalow style. It features a shallow pitched roof with a single-story bay topped by its own shallow gable. The structure's windows feature divided lights in their upper sashes. A front stair rises from sidewalk grade to the upper level. A garage door and entry to the secondary ground level entry are also at grade.

3. **Historic Rating/Survey**
The subject property has not been included in any historic or architectural surveys or ratings.

4. **Historic District/Neighborhood Context**
The surrounding context is residential in character with a somewhat mixed quality of design styles that is typical of the Richmond District. There are several clusters of other residential structure on the surrounding blocks that were constructed at generally the same time. Across the street is a well-preserved cluster of houses constructed at the same time and in a consistent combination of craftsman and mission styles. Around the corner along 43rd Avenue is another well intact cluster of houses constructed in the Mediterranean Revival Style. While the subject building was built at approximately the same time as the buildings in these two clusters, its style is more generic and lacks a direct connection to either of these clusters that

> *would suggest it belongs to them in forming a Historic District. Judging by the submitted photographs, the other surrounding buildings, most of which are 50 years or older, are a typical sampling of the variety of architectural styles found in the Richmond District.*

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to “historical resources” under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an “historical resource” as defined in Section 15064.5(a) (3) of CEQA, and if it is an “historical resource,” the second is to evaluate whether the action or project proposed by the sponsor would cause a “substantial adverse change” to the “historical resource.” The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an “historic resource” as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**
The subject building was constructed in 1923. The architect and /or building is unknown. The only other building permit on record other than those for the subject project is for rerroofing. The project sponsor provided staff with a lineage of the house's ownership. A search at the Public Library resulted in no new information about the house or its owners.

2. **Period of Significance**
If the building was considered a resource for the purposes of CEQA, its period of significance would be its date of construction.

3. **Character-Defining Features**
The character-defining features include its shallow gabled-roof form, fenestration pattern, including its multi-panes on the double-hung windows' upper sashes, and its front steps, porch, and recessed entry.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The building appears to have retained its integrity.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

Preservation staff does not believe the subject house is a resource. The house, while having a high degree of integrity, is neither a particularly outstanding nor rare example of residential craftsman architecture. While there are many other *residential buildings in the immediate area that are of the same vintage, staff does not believe there is enough of an obvious connection between them and this house that would deem this house a contributor to a potential historic district. Rather, this house is amongst a collection of houses that represent a typical cross section of residential structures in the Outer Richmond District. The research done by the project sponsor did not result in any new information that would suggest the building was associated with a significant person or event.*

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

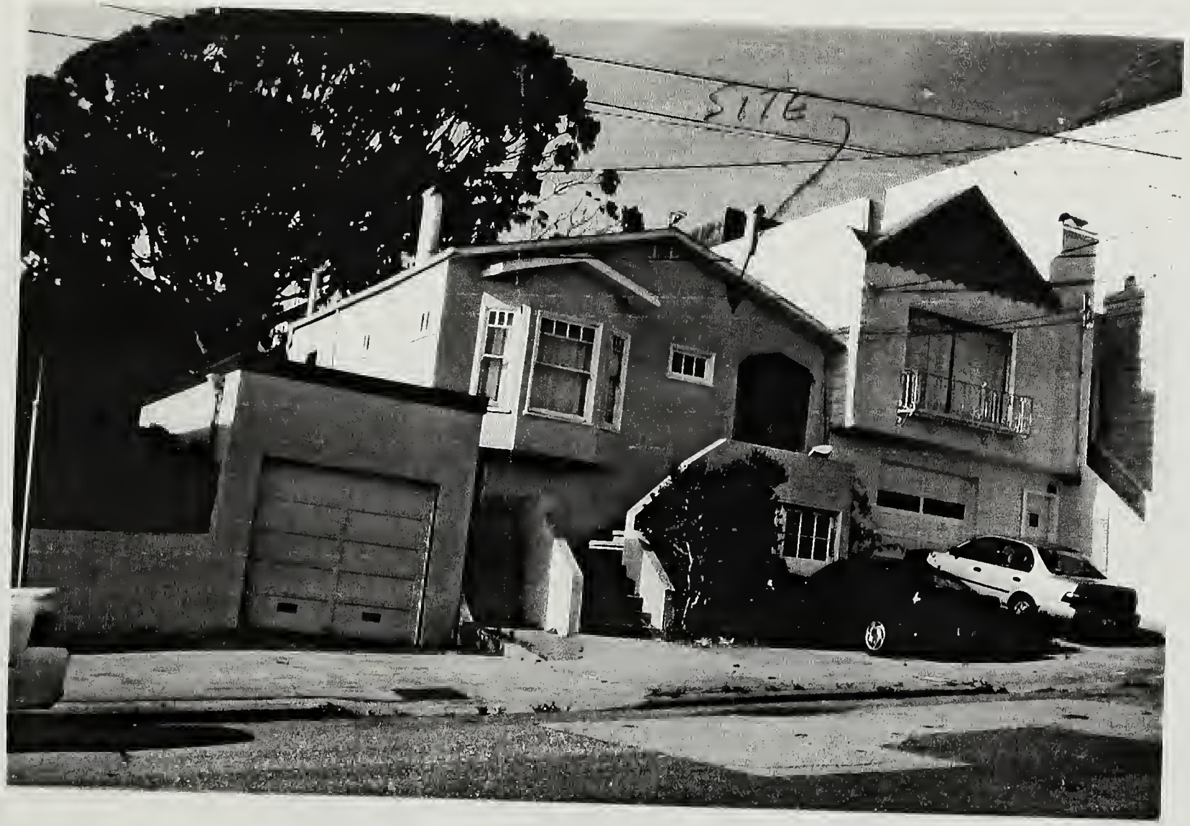
   Not applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐Yes ☒No ☐Unable to determine


SITE

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case No. 2003.0960E: Addition and Alterations to a Single-Family Dwelling
Location: 1740 20th Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project includes a vertical L-shaped addition, and a horizontal addition to a single-family residence. The new addition would add 1,346-gross-square-feet to an existing 2,202-gsf, approximately 12-foot-tall, single-family residence. There is currently one off-street parking space on the project site. The proposed project would add one additional off-street parking space. The proposed addition would be 23-feet tall at its highest point. The 5,000-square-foot (sf) project site is located at the northeast corner of 20th and Wisconsin Streets on Assessor's Block 4069, Lot 018. The project site is within an RH-2 (Residential, House, Two-Family) zoning district and a 40-X height and bulk district.

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Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David P. Cincotta, (415) 771-2122

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(a), 15301(e)(2), and 4(b)], Class Numbers 1(a), 1(e)(2), and 4(b)

REMARKS: (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination:
April 22, 2005

I do hereby certify that the above determination has been

PAUL E. MALTZER
Environmental Review Officer

cc:
David Cincotta
Matthew Snyder, Southwest Quadrant Planning Team
Sue Hestor
Historic Resources Mailing List
M. Oropeza, Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

DOCUMENTS DEPT.
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REMARKS, cont'd:

The existing structure on the project site was constructed in 1950 in a modern style by Joseph Francis McCarthy. The house is in an L-configuration with the interior of the "L" creating an inner courtyard that borders 20th Street. (See Attachment A.) The building is clad in cedar shingle siding and features generous glazing on the upper floor along the northern side. A portion of the western side along Wisconsin Street features vertical louvers on the exterior of the windows.[1] The building is listed in the 1976 Architectural Survey, which places the building in Category B (Properties Requiring Further Consultation and Review) of the City's CEQA Review Procedures for Historic Resources.[2]

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The determination was made that the property qualifies for the California Register under Criterion 3, "Architecture," because it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. The structure has retained its integrity both in terms of appearance and design intent, and is associated with Francis Joseph McCarthy and the Bay Area Tradition (Second Phase) Architecture. The building's design employed innovative modern technology to solve structural, programmatic, and aesthetic challenges and exhibits McCarthy's skill in composition, and handling of proportion, scale, materials, and details.[3]

Planning Department staff also determined that the proposed alterations, as revised (revision dated 7/30/04) would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and that the project would not have a significant adverse effect on the historic resource.[4] The vertical addition would be visible from the street and would change the overall profile of the building; however, the addition is held back from the front wall of the original building, so that it sufficiently retains its integrity. The original roofline, along with key elements such as the window louvers, will be retained. The second story that extends over the courtyard has been revised in the July 30, 2004 plans so that it is recessed by seven feet from the 20th Street property line. The second story cantilevered portion of the addition is now sufficiently hidden from view, so that the pedestrian experience of the house from Wisconsin Street would not change significantly. The new addition enables the original fabric to be recognized separately from the new addition, and the material of the new addition differentiates it from the original structure.[5] Therefore the proposed addition meets the following Secretary of the Interior's Standards:

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

---

[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell. San Francisco Planning Department. March 28, 2005. This memorandum is attached to this Certificate of Determination as Attachment B.

[2] City and County of San Francisco Planning Department, CEQA Review Procedures for Historic Resources. October 8, 2004.

[3] Memorandum from Mat Snyder, Preservation Technical Specialist, to Nannie Turrell. San Francisco Planning Department. March 28, 2005.

[4] Ibid.

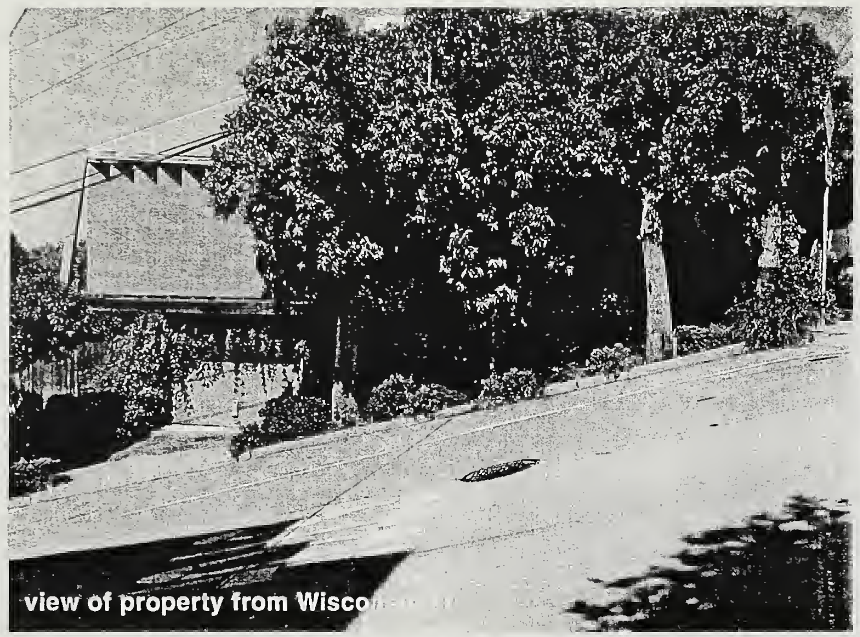
[5] Ibid.

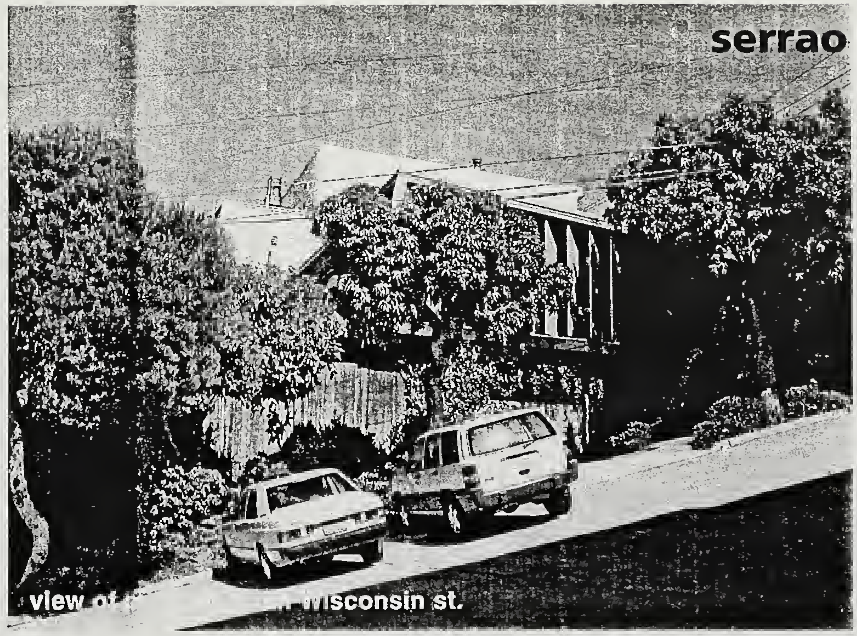
CEQA Guidelines Section 15301(a), or Class 1(a), provides for an exemption from environmental review for minor alteration of existing structures, facilities and mechanical equipment involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would include some interior remodeling on the ground floor and second floor of the existing structure involving interior partitions plumbing and electrical work in part to accommodate the proposed additions, and would widen the garage door. Therefore the project would meet the criteria of Class 1(a).

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for additions to existing structures provided that the addition would not result in an increase of more than 10,000 sf, if (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and (B) the area in which the project is located is not environmentally sensitive. The proposed project would add approximately 1,346 sf to an existing residential structure that currently contains about 2,202 sf. One portion of the addition would be vertical, and would run most of the depth of the existing L-shaped house from the Wisconsin Street frontage. The addition would be two stories tall from the Wisconsin Street façade, and would be three stories tall from the northern, down-sloping side of the property. The horizontal addition would extend out from the house on the northern side on the ground level. The addition would extend out from the house by approximately 31 feet. The proposed interior alterations and the additions would not expand the existing use of the site, which would remain a single family residence; therefore the proposed project would be exempt under Class 1.

CEQA Guidelines Section 15304(b), or Class 4(b) consists of new gardening or landscaping. The proposed project would re-landscape the central courtyard, the rear yard, and the front of the building. Therefore, the proposed project would be exempt under Class 4(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource; however, the proposed project would not cause a significant impact on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.


view of property from Wisco


view of wisconsin st.

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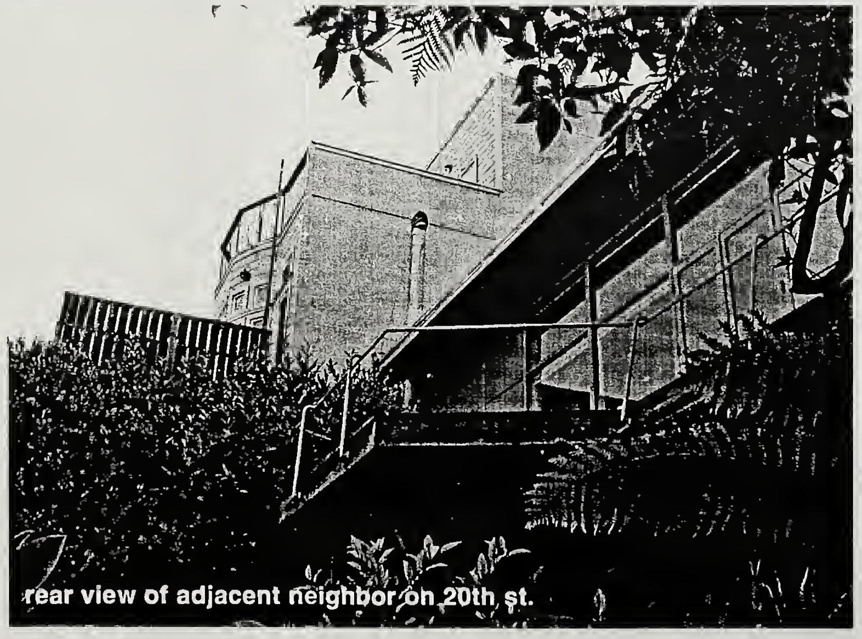
rear view of adjacent neighbor on 20th st.

view of adjacent neighbor-NW

Schindler Residence
job #02-04
EXISTING PHOTOS
12/20/02

ATTACHMENT

ATTACHMENT B

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MEMORANDUM

TO: Nannie Turrell, MEA

CC: Historic Resource Impact Review File
Andrea Green, Recording Secretary
Lawrence B. Badiner, Zoning Administrator
Dean Macris, Director of Planning
Mark Luellen, Planner and Preservation Technical Specialist

FROM: Mat Snyder

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: March 28, 2005

RE: 1740 20th Street
Block 4069, Lot 018
Case No. 2003.0960E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The project is to construct an addition and make alterations to the existing single family dwelling that would have the following components:

Vertical Addition. The vertical addition would be L-shaped that would run most of the depth of the existing house from the Wisconsin Street frontage. The addition would be setback by eight-feet from the Wisconsin Street frontage. The first 16-feet of depth would be an enclosed deck. The vertical addition would also include additional building mass that would be supported by a column, above what is now an open courtyard. The new building mass would extend to the Wisconsin Street property line where it would be visible from the public right-of-way. The northern side of the new addition would feature glazing and louvers that would pick-up on the house's existing lower-story louvers but would be of a different scale. The addition would be two stories tall from the Wisconsin Street façade, but would be three stories tall from the northern side (or down sloping side) of the property.

Horizontal Addition. The horizontal addition would extend out from the house on its northern side (toward the rear yard) on the ground level by about four-feet along the entire depth of the house. The addition would also include an additional bedroom that would extend out from the existing house by approximately 31-feet. This extension would be one-story tall, about 15-feet wide, and would feature decks to its north and west and on its rooftop. This portion of the addition would only be minimally visible from the public right-of-way.

The project would also mean making other improvements such as re-landscaping the central courtyard, the rear yard, the front of the building, and widening the curb cut and the garage door.

2. Property Description

The subject house is located at the northeastern corner of Wisconsin Street and 20th Street in the Potrero Hill Neighborhood. It was constructed in 1950 in a modern style by Joseph Francis McCarthy. The building is situated on a steeply sloping lot that slopes down from 20th northward. The building's rear yard is opposite of the 20th Street frontage on the lower portion of the lot. The house is in an L-configuration with the interior of the "L" creating an inner courtyard that borders 20th Street. Most of the building is setback from 20th by 27-feet. The house is one-story from 20th Street and two-stories from the northern side. The building is clad in cedar shingle siding and feature generous glazing on the upper floor along the northern side. A portion of the western side along Wisconsin Street, also feature vertical louvers on the exterior of the windows.

3. Historic Rating/Survey

The building located at 1740 20th Street was constructed in 1950 and is listed in the 1976 Architectural Survey. Because the property is over 50 years old, this survey rating places the building in Category B (Planning Department CEQA Chart, 10/8/04) as a property for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA.

4. Historic District/Neighborhood Context

The building is not within any historic district.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section

15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons**: It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   The building was constructed in 1950 according to the Assessor's Records. The building's history of ownership is not immediately known

to Planning staff. No major additions or alterations have been made to the property since its initial construction.

2. **Period of Significance**
The structure is a modern house, and built in the Second Bay Area Tradition, according to preservation staff. The period of significance would be the date of construction and the period of style / architectural approach (i.e. Second Bay Area Style, Modernism, work of Joseph McCarthy) that the structure exemplifies.

3. **Character-Defining Features**
The character defining features include the low-to-the-ground massing, its site configuration and orientation, the integration of the interior with exterior (i.e. the inner courtyard bordering 20th Street); its materials including the wood cladding and the use of louvers on the northwestern corner of the house.

4. **Integrity**
The property has retained its integrity. As noted above, the building permit history only indicates a few minor permits being issued including reclassification of occupancy type on the garage level, and re-roofing. The house does not appear to undergone any illegal alteration work.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**
1740 20th Street qualifies for the California Register under Criterion 3, "Architecture" in that it embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values. Preservation staff believes that the structure has retained its integrity both in terms of appearance and design intent and meets California Register criteria 3 for is associations with Francis Joseph McCarthy and the Bay Area Tradition (2nd Phase) Architecture."

The building's design employed innovative modern technology to solve the structural, programmatic and aesthetic challenges. McCarthy's design exhibits skill in composition, handling of proportion, scale, materials and details.

It is evident by the references cited in the addendum that McCarthy was a highly regarded architect during the 1940 and 1950's and remains today a lesser-known architect that contributed to the Bay Area Tradition (Second Phase). The McCarthy Collection at the

Environmental Design Archives in Berkeley consists mainly of architectural drawings and specifications for numerous projects (over two hundred). The records are organized into office records and project records. Some projects of distinction include Stanford University's Library, St. Mark's Episcopal Church (Berkeley), and the public libraries for Santa Rosa, Santa Cruz, San Leandro, and Stockton.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

Staff believes that the proposed alterations, as revised (revision set dated 7/30/04), would meet the Secretary of Interior's Standards. While the vertical addition would both be visible from the street and would change the overall profile of the building, because it is being held back from the front wall of the original house, the original portion of the house will sufficiently retain its integrity. The original roofline, along with other key elements such as the window louvers, will be retained. The second story that extends over the courtyard has been revised to so that it is held back by seven-feet from the 20th Street property-line. Staff believes that the second story cantilevered portion is now sufficiently hidden from view so that the pedestrian's experience of the house along Wisconsin will not significantly change.

The proposed horizontal addition is separated from the main mass of the original house by a narrow connector. It will be low lying and almost invisible from the street.

Because the new addition has been design to enable the original fabric to be recognized separately from the new house, and because the additions use material that differentiate the additions from the original house, yet work within the vocabulary of the existing house, the project meets the following Secretary or Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
Not applicable.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**
Not applicable

Addendum – References on Joseph McCarthy and 1740 20th Street

In 1949, the work of Francis Joseph McCarthy was featured in an architectural exhibit entitled “Domestic Architecture of the San Francisco Bay Region” that was held at the San Francisco Museum of Art, (now known as the San Francisco Museum of Modern Art). The exhibition presented works from what is referred to as the “post World War II Bay Area Tradition”. The exhibit catalogue introduction was authored by Louis Mumford who emphasized the fact that here we were dealing with a “the existence of a vigorous tradition of modern buildings, which took root in California some half century ago.” Francis Joseph McCarthy also authored an essay in the catalogue entitled “The Contribution of the Client.” Residences designed by McCarthy in San Rafael, Belvedere, and Atherton, were presented in the exhibition. Photographs of two of them were featured in the catalogue.

The residence at 1740 20th Street was published in 1961 in the book Contemporary Houses evaluated by their owners. The book was published by the editors of Progressive Architecture and featured the works of many prominent post-World War II architects. The building’s owners were interviewed and extensive photographs and plans of the residence were published.

F.J. McCarthy is also discussed reference several times in Bay Area Houses, New Edition, edited by Sally Woodbridge, 1988.

Excerpts for the book:

Page 6: “During the thirties the work of the Bay Area designers was illustrated more and more frequently n the national home magazines and the national professional architectural journals. By the late 1930’s no discussion in them could be complete with reference to the work of Wurster, Dailey, Dinwiddie, Funk, Goodman, **McCarthy,** and others.”

Page 10: “This essay by David Gebhard places **McCarthy** in the Second Phase of the Bay Area Tradition.”

Page 17: “By the late thirties Gardner Dailey, John Funk, Clarence Michael Goodman, and **Joseph McCarthy** had taken up and began to play the game of countering the modern with the traditional and the vernacular.”

Page 157: “In contrast to the suburban villa, the urban townhouse, restricted by narrow, rectangular lots, adhered closely to the box as a compositional unit. In the hands of Wurster, Dailey, and their successful contemporaries.....**F. J. McCarthy**—this box was stark and simple. Only such structural elements as the beam ends, visible under the projecting roofs and often painted white like the window frames and sunshades over them, broke the austere silhouette.”

Page 170-171: “Some of the work, such as that of Henry Hill, who had been a student in Gropius’ and Brueur’s first design studio at Harvard, showed a strong relation to the East Coast scene; the work of Freed and Lois Langhorst leaned toward Frank Lloyd Wright. But the majority of the buildings exhitibed by such prominent firms as Francis Joseph McCarty, Clark & Beuttler, Campbell & Wong, Anshen and Allen, Confer & Ostwald, Mario Corbett, John Ekin Dinwiddie, Joseph Esherick, Gardner Dailey, and Wurster, Bernardi & Emmons, gave the impression of a consciously operating tradition in good health.”

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cc:

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1341E: Conversion of Office Uses to 45 Dwelling Units and Addition of 29 Parking Spaces

Location: 715-721 Market Street, south side between 3rd and 4th streets, Assessor's Block: 3706, Lots 063 and 064.

City and County: San Francisco

Description of Nature and Purpose of Project: See second page.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Tuija Catalano, Attorney, Reuben & Junius, LLP, (415) 567-9000; representing Portland-Pacific Market, LLC, 717 Market St., SF 94103.

EXEMPT STATUS:
X Categorical Exemption State CEQA Guidelines, Section(s) 15301 and 15332; Class Numbers 1(a) and 1(e), and 32.

REMARKS: See second page.

Contact Person: Irene Nishimura Telephone: 558-5967

Date of Determination:

April 25, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Christopher Zupsic, Portland-Pacific Market LLC
Tuija Catalano, Project Counsel, Reuben & Junius, LLP
Kelley Amdur, Northeast Neighborhood Planning Team
Joshua Switsky, Citywide Policy
Planning Commission
Supervisor Chris Daly, District 6
Sue Hestor, Attorney
Historic Resources Mailing List
L. Fernandez/ M.D.F.
Exemption/Exclusion File
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Description of Nature and Purpose of Project: The proposed project would include merging of Lot 064 (715-719 Market Street, a through lot to Stevenson Street) and Lot 063 (721 Market Street) into one lot, for a total lot area of approximately 13,100 square feet. In addition, the project would include conversion of approximately 58,225 square feet of office use in the two adjoining buildings on these lots to 45 dwelling units (five units would be affordable units as defined and required under Planning Code Section 315, et. seq.). The 715 Market Street building is about 95 feet tall and has six stories and a mezzanine over ground floor retail, professional office and restaurant spaces and a basement level 16-space parking garage. The 721 Market Street building is about 35 feet tall and has two stories with a mezzanine over ground floor retail space and a basement. The upper stories and mezzanines of both buildings are proposed for conversion to residential use. About 5,000 square feet of office space would be retained, and the approximately 4,000-square-foot retail space would remain. Around 60 percent of the two building's office spaces have been vacant for at most two years.

Twenty-nine parking spaces would be added to the existing 16 spaces, for a total of 45 parking spaces. In order to accommodate the proposed additional twenty-nine parking spaces, the basement level garage area would be expanded in the existing basement level and the parking area also would be extended into the rear portion of the first story of the 715 Market Street building, for a total parking area of approximately 9,800 square feet. The parking garage would have a mechanical stacker system operated by a valet. Garage access would be on Stevenson Street.

The 715-719 Market Street building was constructed in 1906, and underwent subsequent remodeling over the past sixty-five years. It is not included in any federal, State or City historical architecture resources list or survey, nor given any rating by any of these government entities. The Foundation for San Francisco's Architectural Heritage has rated it C, on a scale of A to D (A is the top rating). The 721 Market Street building was constructed in 1907. It is an Unrated – Category V building in the C-3 District, and is not included in any federal or State historical architecture resources list or survey. The Foundation for San Francisco's Architectural Heritage has rated it C.

The two buildings' exterior would not undergo design change. Only minor façade/exterior work would be performed, such as installation of building address, new signs, façade touch-up, etc.

The project site is within a C-3-R (Downtown Commercial, Retail) District, the Market Street Special Sign District, a 120-X Height and Bulk District, and the Central Subway alignment area. The project would require a rear yard exception under Planning Code Section 309-Permit Review in C-3 Districts, Conditional Use Authorization for greater number of parking spaces than the amount allowed as accessory parking, and a Variance from required dwelling unit exposure fro 17 of the 45 units.

REMARKS:

California Environmental Quality Act (CEQA) Guidelines Section 15301(a) or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include interior alterations of two existing adjoining buildings as discussed above, and would not result in an increase in gross square footage. Therefore, the proposed project would be exempt under Class 1.

Exemption from environmental review also is appropriately applied to the proposed change of use because the occupancy of the proposed residential use would be comparable to the occupancy of the existing office use if the building were expanded by 10,000 square feet, under Section 15301(e). The existing office space proposed for conversion has a maximum occupancy of 582 persons, based on the San Francisco Building Code, occupant load factor. If the existing use were to expand by 10,000 square feet, the number of employees and visitors would increase by about 100 occupants. The occupant load for residential use in the same space would be one-third of that for the existing office use, or 194 persons. Therefore, the proposed project would be comparable to a project exempt under Class 1(e).

Additionally, CEQA Guidelines Section 15332, or Class 32, provides an exemption of an in-fill development meeting various conditions, described below:

a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations*

The proposed use of the residential project is consistent with the C-3-R (Downtown, Commercial, Retail) District. The maximum density ratio in the C-3 District is one dwelling unit for each 125 square feet of lot area as per San Francisco Planning Code Section 125(a), which would be 105 dwelling units for the 13,100 square foot lot. The proposed project's density of 45 dwelling units would be well under the allowable maximum number of dwelling units.

b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is within a highly developed area of San Francisco, and within a densely developed C-3-R District. Thus, the proposed project would be characterized as an in-fill development surrounded by urban uses. The project site totals about 13,100 square feet, or about one-third acre.

c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within an intensively developed urban area, is completely covered by the existing buildings, and has no value as habitat for endangered, rare or threatened species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: Using the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review, October 2002, the proposed 45 dwelling units with about 4,000 sq. ft. of retail space and about 5,000 sq. ft. of office space would generate about 140 person-trips and 22 vehicle-trips in the p.m. peak-hour, compared to 151 person-trips and 31 vehicle-trips during the p.m. peak hour for the existing office and retail uses. Hence, there would be a very slight decrease in area traffic from the proposed project.

The proposed residential, office and retail uses would create a parking demand of 83 parking spaces, compared to a demand of 79 parking spaces for the existing office and retail use. The proposed project would have 45 parking spaces, which would be a 38-space deficit. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking spaces at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the transportation analysis, as well as in the associated air quality and noise analyses, reasonably addresses potential secondary effect. In addition, the project site is located in an area well served by local and regional public transit services.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed development would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based upon the minimum size projects, which the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. For residential projects, the threshold is 510 units. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project would be in an area where all utilities and services are provided, and no need for any expansion of public utilities or public service facilities is anticipated.

The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 84 Sycamore Street (2005.0213E)
Location: 84 Sycamore Street and 50 Clarion Alley
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of two, one-story single-family dwellings without on-site parking spaces and new construction of a four-story, three-unit residential building with ground-floor level parking for at least three vehicles. The existing residential buildings which total 2,019 sq. ft. in area would be replaced by a residential building totaling approximately 5,000 sq. ft. in area. The project site (Assessor's Block 3576, Lot 77) is a 2,600 sq. ft. parcel located one lot east of Valencia Street and forms a through-lot between Clarion Alley and Sycamore Street in the Mission District. The project site is within the RH-3 (Residential, Three-Family) use district and the 50-X height and bulk district. The proposed project would comply with the RH-3 use district controls but would require discretionary review by the Planning Commission for construction of a new residential building in association with the demolition of two existing single-family dwellings.

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Suheil Shatara, (415) 512-7566

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Sections 15301(l)(1) and 15303(b)]; State Class Numbers: 1 and 3.

REMARKS: (Continued on next page)

Contact Person: Randall Dean **Telephone:** (415) 558-5980

Date of Determination:
May 4, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Sponsor
Mat Snyder
Historical Resources Mailling List
Maria Oropeza/Bulletin Board
Sue Hestor
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks (continued):

In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the two existing single-family dwelling structures located on the project site are not historical resources as defined by CEQA[1]. The existing dwelling unit at 84 Sycamore Street was probably constructed circa 1906. The other residential unit on the project site at 50 Clarion Alley was constructed sometime between 1906 and 1950 as a one-story garage and was converted to a dwelling in 1958. The Planning Department determined that neither building has "retained sufficient integrity" to qualify as a historical resource. The 85 Sycamore Street building has been "finished with stucco and stripped of any detailing". The front façade features aluminum windows and the door has been boarded up. The 50 Clarion Alley building does not retain "its original rustic cove siding", its windows have been replaced, and window bars installed. Both buildings are "very plain in appearance and do not include the typical façade programming or detailing of buildings" constructed in the early 20th century. The properties, it was concluded, do not qualify for eligibility or potential eligibility for listing in the California Register of Historical Resources. Planning Department staff also concluded that there is not a California Register eligible district in the immediate vicinity of the project. Therefore, demolition of the two existing single-family dwellings on the project site would not have an adverse effect on historical resources as defined by CEQA (CEQA Guidelines § 15064.5 (a) (3)).

CEQA Guidelines Section 15301(l)(1) or Class 1, provides for an exemption from environmental review for "demolition and removal of individual small structures" such as "one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exception." The proposed project would result in the demolition of two single-family residences. Therefore, the proposed demolition would be exempt under Class 1.

CEQA Guidelines Section 15303 (b) or Class 3 provides for an exemption from environmental evaluation for new construction or conversion of small structures, including construction of a duplex and in urbanized areas, construction of apartments of up to six dwelling units. Since the proposed project is the construction of a three-unit multi-family building within an urbanized area, the proposed project would be exempt under Class 3.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, the building proposed for demolition is not a historical resource. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review under Class 1 and Class 3.

---

[1] Mat Snyder/Neil Hart. Memorandum: Historic Resource Evaluation Response 85 Sycamore Street/50 Clarion Alley, to Nannie R. Turrell. April 18, 2005. See attachment.

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MEMORANDUM

TO: Nannie R. Turrell, Major Environmental Analysis Unit

CC: ✓A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

FROM: *Mat Snyder*, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: April 18, 2005

RE: **84 Sycamore Street / 50 Clarion Alley**
Block 3576, Lot 077
Case No. 2005.0213E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposal is to demolish an existing two dwellings on the property. Both dwellings are single-story; one faces Sycamore Street and the other faces Clarion Alley; there is a mid lot courtyard between the two. The new structure would be four stories tall and would face Sycamore Street. It would include parking on the ground floor and one unit for each of the three upper stories. The project would include a rear yard that faces Clarion Alley.

2. **Property Description**
As described above, the project in improved with two one-story structures; one that faces Clarion and another that faces Sycamore. The history of the dwelling units is somewhat unclear. The Building Department's "3R" report indicates only a single unit on the property, but a building permit from 1958 shows the approval to convert an existing parking structure to a dwelling unit. Both buildings have been gutted leaving only their exterior walls, roof and interior structure. All interior finishes and electrical and plumbing improvements have been removed. The Sycamore building is in very bad disrepair, with the roof already caving in. The Sycamore building is approximately 1,200 square feet; the Clarion building is approximately 500 square feet.

3. **Historic Rating/Survey**
Neither of the structures have been included in any architectural or historical surveys.

4. **Historic District/Neighborhood Context**
The subject property is not within any known historic district. The neighborhood context is very mixed. The subject site is in between two buildings with full lot

coverage: to the west is a 15-foot brick commercial building that faces Valencia Street. To the east is a three-story two-family dwelling. Other flats exist along Sycamore Street. Clarion Alley is characterized as being bordered by the rear of other buildings and accessory structures.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons**: It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. **History**

A building permit application was approved in 1906 for 84 Sycamore Street. Although water records show that water was turned on September 2, 1886, it appears that that building was demolished as the lot is shown as vacant in the 1900 –1905 Sanborn Maps. A building permit history indicates that the front of the building was improved with stucco in 1949. The structure was gutted in 2002 by the previous owner. It is not clear when the structure at the rear of the lot (50 Clarion) was constructed. It first appears in the Sanborn maps of 1950. While there is no original construction permit for 50 Clarion, there is a permit to convert the building to a dwelling unit granted in 1958. Like 84 Sycamore, it was gutted in 2002 by the previous owner.

2. **Period of Significance**

If the building were considered significant for architecture, the period of significance would be the date of construction.

3. **Character-Defining Features**

Both buildings are very plain in appearance and do not include the typical façade programming or detailing of buildings constructed in the early part of the century.

4. **Integrity**

The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

Preservation staff does not believe that the 84 Sycamore Street has retained sufficient integrity to convey its year of construction. It was been finished with stucco, and stripped of any detailing. The front façade features aluminum windows and the door has been bordered up. The rear building (50 Clarion) does appear to retained its original rustic cove siding but its windows have been replaced at bars have been installed.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine

- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The property owner has provided the lineage of ownership of the property along with all of the historic Sanborn maps. A search for mention of the property and the property owners in the index for "The Daily Pacific Builder", "The California Builder", "Here Today", and other indices at the History Center of the Public Library did not result in any further information about the property.

Preservation staff does not believe that building is a resource for the purposes of CEQA. While the construction date of 1906 suggests that it was constructed as a result of the Earthquake, it does not appear to have retained its integrity. Architecturally, there is nothing outstanding or rare about the building that would suggest that it is a resource. The research done by the project sponsor did not result in any new information that would suggest the building was associated with a significant person or event. There work does not appear to be constructed by a master architect, and it is not a particularly interesting or rare example of vernacular architecture.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   Not Applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐Yes ☒No ☐Unable to determine

SUBJECT FRONT

BACK GARAGE STRUCTURE

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2005.0090E
Location:	178 Randall Street (Assessor's Block 6655, Lot 031)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project is construction of substantial horizontal rear and ground floor additions to an existing residential structure, which would be raised approximately 3.5 feet to accommodate a garage, resulting in a legal two-unit residential structure with two car garage. The existing building on the project site is approximately 24'-7" high at the roof peak and contains no off-street parking. The proposed construction would result in a structure approximately 28' high at the street frontage and 31'-6" at the attic addition roof peak, setback 15' from the façade. The existing structure totals approximately 2,538 gross square feet (gsf), inclusive of the first, second, and attic floors; the proposed addition would result in a structure of 3,348-gsf, exclusive of the 596-gsf garage area. The existing building on the project site was constructed in 1895. It is included in the *Here Today* inventory of historical resources, pursuant to the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 3,123-sf project site (Assessor's Block 6655, Lot 031) is located in Glen Park, on Randall Street, on a down-sloping parcel between Whitney and Church Streets. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Jonathan Pearlman (for Elena Asturias & Eduardo Paniagua), (415) 537-1125

EXEMPT STATUS:
X Categorical Exemption [15331, and 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:

May 4, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Jonathan Pearlman, Project Contact
Delvin Washington, SW Quadrant Team Lead
Historic Distribution list
M. Oropeza-Singh/Bulletin Board
L. Fernandez/M.D.F., Exemption/Exclusion File

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REMARKS (continued from previous page):

The structure at 178 Randall Street is listed in *Here Today*, a local register of historic resources, thus the existing structure is considered an historical resource under CEQA. According to Department review, the structure appears to retain its historic integrity, thus confirming its continuing eligibility for this register. The Planning Department evaluated whether the proposed project would result in a substantial adverse change to the historical resource, its material impairment, by adversely affecting its eligibility for registry. Planning Department staff determined that the project as proposed would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards)*, and that the project would not have a significant adverse affect on the historic resource (See attached).[1]

California Environmental Quality Act (CEQA) State Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards.* The alteration of the structure's street frontage would not be substantial and would conform fully to the rehabilitation treatment guidance in the *Secretary of the Interior's Standards* by minimizing any changes to the historic building fabric, by replacing non-original windows and stairs features, by not adding conjectural features, and by making those changes visible to the street compatible with respect to materials and placement to the original building based on physical evidence, such that its potential qualification for the California Register of Historical Resources would not be impaired. Therefore, the elements of the project to raise the structure to accommodate a garage, add a second unit entry, and in the selection of exterior finishes would qualify for exemption from further CEQA review under Class 31.

CEQA State Guidelines Section 15301(e)(1) provides an exemption from environmental review for additions to residential structures provided that the addition will not result in an increase of more than 50% of the floor area before the addition, or 2,500 square feet (sf), whichever is less. The proposed project would add approximately 810 feet of livable area to the existing structure. However, the addition represents approximately 2,575-sf of permitted livable area not presently included in the Assessor's record of the building square footage, since earlier work by a different owner was done without permits. Based on the Assessor's square footage, the project exceeds the strict exemption criteria, although it would be exempt if based on the square footage of the existing structure. However, Section 15301(e)(2) provides an exemption from environmental review for the construction of a project of up to 10,000-gsf in urban areas where utilities are already provided and the site is not located in an environmentally sensitive area. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The project would pose no impact to such an area, therefore the project would qualify for exemption from further CEQA review under Class 1(e)(2).

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[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Leigh Kienker, Major Environmental Analysis. March 18, 2005.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the addition to the structure would be substantial, it would retain most of the seven aspects of integrity and thus is consistent with the *Secretary of the Interior's Standards* by adding primarily to the portions of the structure not visible to the street and such that the structure's potential qualification for the California Register of Historical Resources would not be impaired. Therefore, the project would not result in a substantial adverse change in the significance of the historical resource pursuant to CEQA 15300.2(f).

There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. It is noted that the project site is within a known landslide area and characterized by moderate slopes, an approximately 15% slope from the street frontage to rear yard. The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. If the need were indicated by available information, DBI would require that site-specific soils reports be prepared by a California-licensed geotechnical engineer prior to construction. Therefore, potential damage to structures from geologic hazards on a project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code. In light of the DBI review requirements above, the project could not result in significant geotechnical environmental effects.

There are no hazards, archeological resource issues, or other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT
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MEMORANDUM

RECEIVED
MAR 21 2005
PLANNING DEPT

TO: **Leigh Kienker, Major Environmental Analysis**

CC: Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist** tbt

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **March 18, 2005**

RE: **178 Randall Street**
Block 6655, Lot 31
2005.0090E
Historic Resource Evaluation Response

Project Description

The project as shown in plans dated December 13, 2004, is to (1) lift the existing one-story-over-basement, single-family dwelling approximately 3 feet 4 inches from existing grade to accommodate the addition of a two-car garage, (2) construct a new two- and four-story rear horizontal addition with a setback of 14 feet 6 inches from the front building wall and 25 feet 6 inches from the front property line, and (3) convert the existing single-family dwelling to a two-family dwelling. The project also proposes to modify the front façade to accommodate a new entrance, located under the existing bay window for the additional dwelling unit, and a new 7 feet 9 inches garage door for the two-car garage. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Environmental Review

For the purposes of the California Environmental Quality Act (CEQA), the building is considered a property that is an historical resource. It is listed on page 290 of Here Today. The changes that have occurred to the site over time have not significantly altered the building's integrity, and do not diminish its historic fabric. Staff believes that the existing dwelling qualifies for the California Register of Historical Resources under Criteria 3 (Embodies the distinctive characteristics of a type, period, region, or method of construction) and therefore, any changes to the dwelling shall be consistent with the Secretary of the Interior's Standards.

This memorandum is an evaluation of the plans in accordance with the Secretary of the Interior's Standards.

Project Analysis

As previously mentioned, 178 Randall Street its significance for architecture. The character-defining features are the following: (1) Italianate style façade (center gable roof behind a flat front/mansard parapet), (2) the single bay window with wooden sashes and decorative trims, (3) the frieze of fishscale shingles, also repeated in the shingled semi-mansard roof, (4) the large eave cornice with evenly spaced brackets, and (5) the bracketed and pedimented entry way.

According to the National Park Service (NPS), there are Standards for four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. The following is a brief definition and summary of the four approaches:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Based upon factors such as historical significance, physical condition, proposed use, and intended interpretation, rehabilitation is the approach considered for the treatment of this historic property. Rehabilitation is the most flexible approach when it comes to the enhancement of property values, the stabilization of neighborhoods and areas of the city, and the increase of economic and financial benefits to the city and its inhabitants, while still protecting, enhancing, and perpetuating the use of an historic property.

There are ten standards for rehabilitation. The following is a review and analysis of the proposed project in accordance to these standards:

Standard No. 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

While the project proposes to convert the single-family dwelling to a two-family dwelling, there is no change to the actual use of the property. The use of the property will remain as residential dwelling. The zoning district is RH-2 (Residential, House, Two-Family) and the neighborhood contains both a mix of single- and two-family dwellings.

Standard No. 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The project proposes to lift the existing dwelling three feet four inches from existing grade. Since the existing dwelling is originally constructed two stories in height and the lower floor was sited below the street only when Randall Street was graded, the proposal to restore the front façade and expose the lower floor will return the dwelling back to its historic two-story appearance on the street.

While the two adjacent properties are closer to the sidewalk than the subject dwelling at 178 Randall Street, the Planning Code allows the dwelling to be sited closer to the street. However, there is no change to the existing front setback of 11 feet from the front property line. The subject dwelling will retain its original setting and continue to appear recessed from the street frontage.

Standard No. 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project proposes to remove the existing two entry doors on the ground floor (not original or distinctive to the dwelling) and install a new 8-foot wide garage door in its place. The proposal will also convert a small window, mostly hidden below the bay window, into an entry door for access to the new dwelling unit on the property. Other to replace the front steps (currently brick in material) with new wooden stairs to accommodate for the elevated dwelling, there are no conjectural features or elements from other historic properties being added to the property. All new features proposed will be minor additions and will not significantly alter the building's integrity or diminish its historic fabric.

Standard No. 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposal is to retain and preserve the existing dwelling.

Standard No. 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Most of the existing dwelling, both exterior and interior will remain intact. The proposed elevations show little change to the front façade while the proposed floor plans indicate the majority of the existing walls will remain. The new vertical addition will be setback 14 feet 6 inches from the front building wall and will mostly be screened by the tall parapet at the front. The gable roof form for the new vertical addition will also be consistent with the gable roof form of the existing dwelling. Because the property is considered an historical resource, the State Historical Building Code could be used.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

As previously mentioned, the project proposes to replace the non-original brick steps and door/window openings at the front. The proposal will also include new painted wood siding to match the existing. The dimensions and placement of these new architecture features and details are based on physical evidence on the property such as current openings and actual siding and trim work.

Standard No. 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are no damaging treatments proposed.

Standard No. 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There is no evidence of archeological resources on the site.

Standard No. 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

While the project proposes to construct a new third story vertical addition and a four-story rear horizontal extension, the bulk of the new construction is primarily limited to the back of the property. As previously mentioned, the new vertical addition will be constructed more than 14 feet from the front building wall, and more than 25 feet from the front property line. The new addition will have a gable roof to both mitigate for any potential visual impacts as well as to be consistent with the existing gable roof form on the historic portion of the building. While the rear façade will have a modern architectural vocabulary and detailing, the addition is compatible with the materials, massing, and scale of the property. In regards to the front façade, the introduction of a new garage opening to a historic property is common. The new sectional garage door, to match the front façade siding will be narrow (only 8 feet in width), setback more than 11 feet from the front property line, partial depressed into the ground, and located in the general area where two openings already exist on the same elevation.

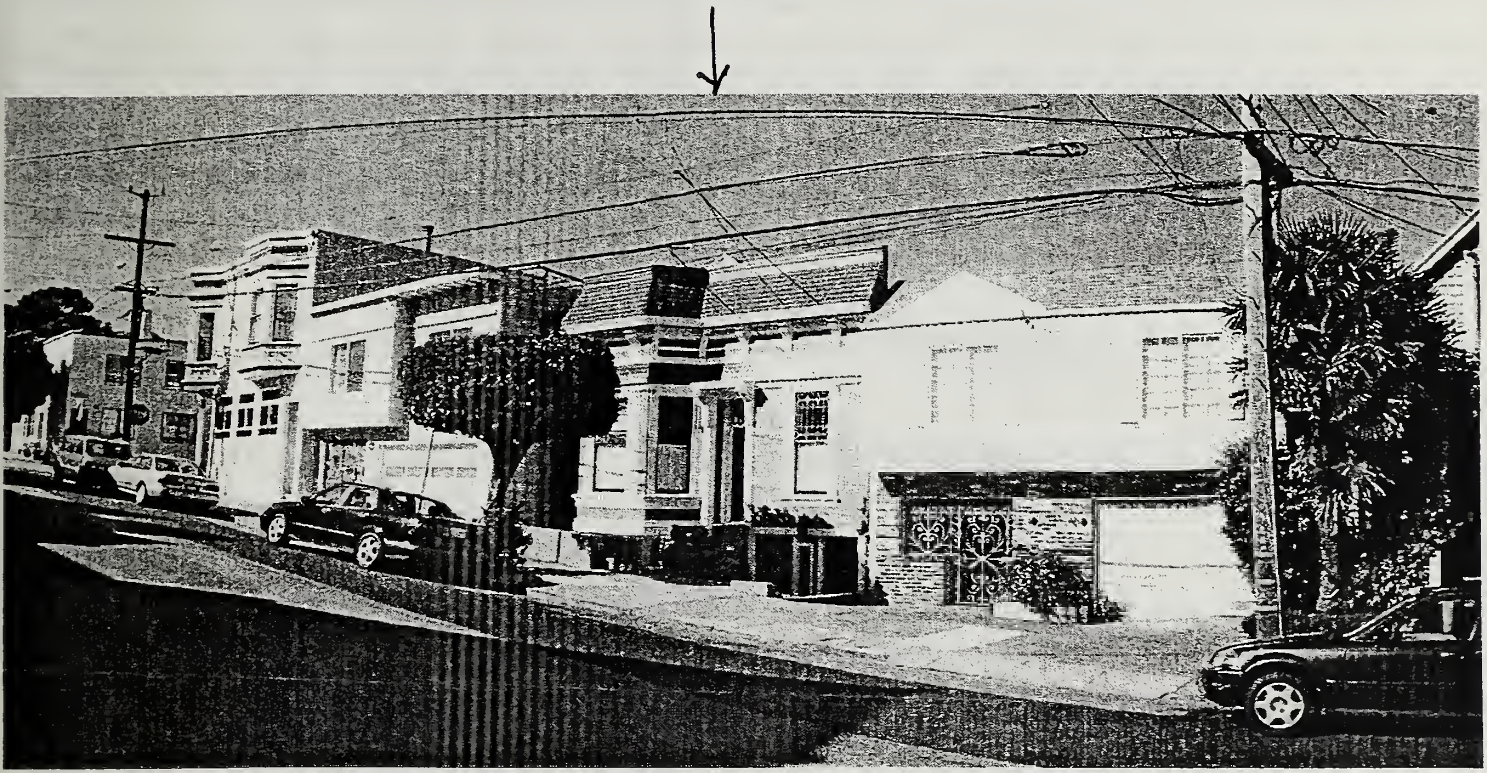
Standard No. 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed alteration of the historic property and new addition located at the rear of the property will not substantially impair the essential form and integrity of the historic property and its environment. As discussed in this report, there are no significant negative impacts to the character-defining features of the property as a result of this project.

Conclusion

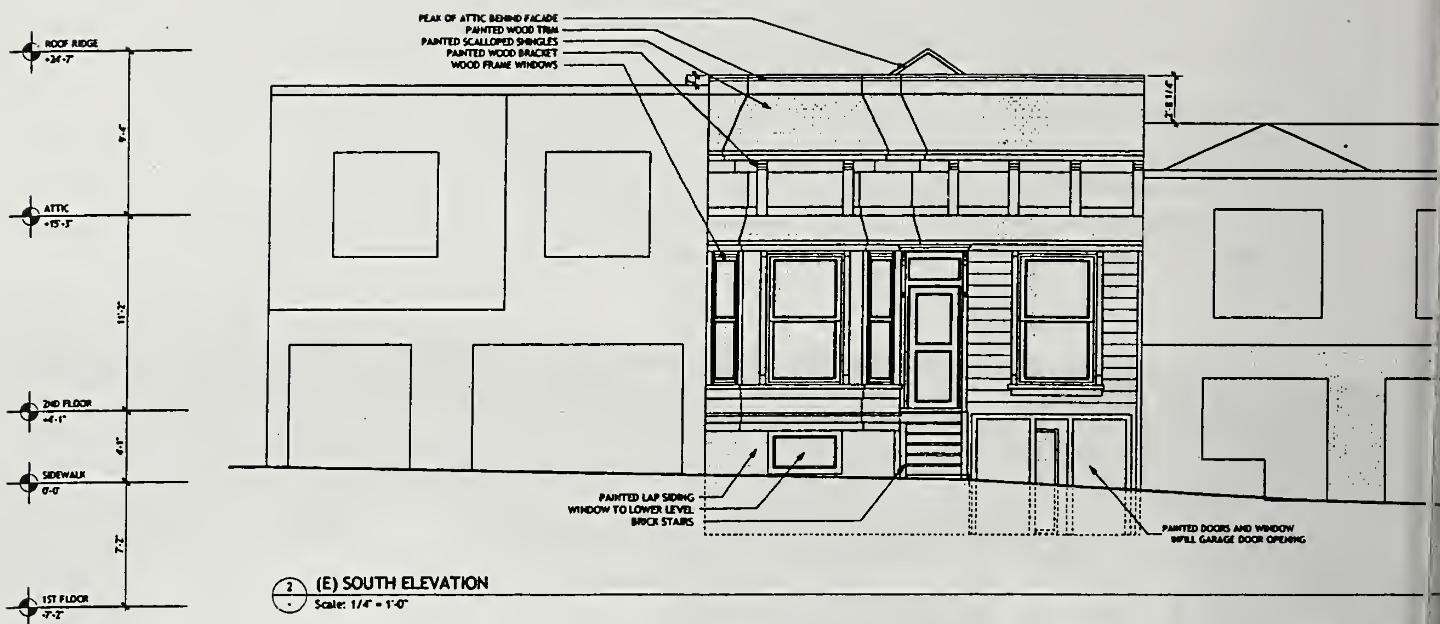
The proposed project will repair, update and expand the existing dwelling and add a second unit on the property while preserving the portions or features that convey its historical and architectural significance. The impacts resulting from the changes are minimal and will not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Since the proposed project will possess most of these aspects, Staff believes the project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The changes that will occur to the site will not significantly alter the building's integrity or diminish its historic fabric. Hence, subsequent to the completion of the project as proposed and described in this report, the property will still qualify to be eligible as an historical resource for listing in the California Register.

G:\TBT\historic\178 Randall Street 2.doc

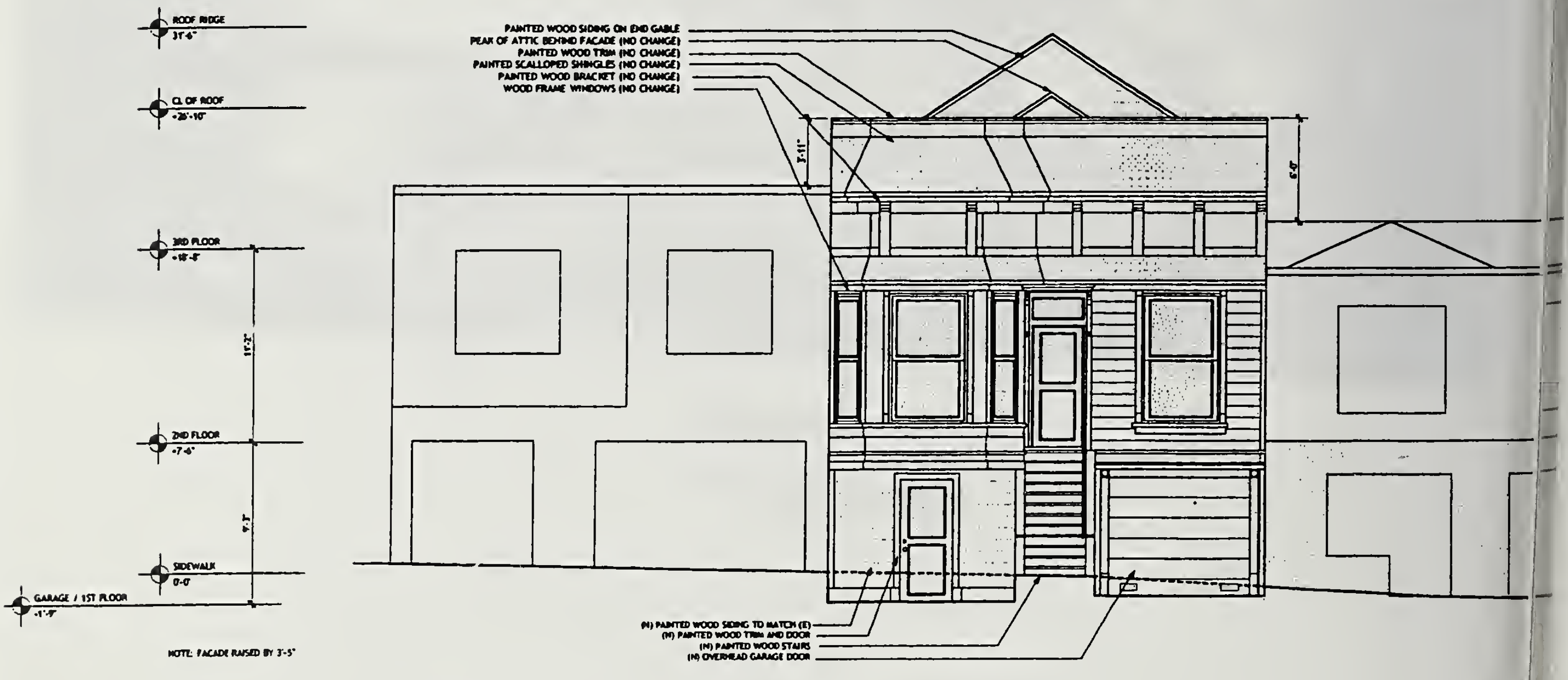


192 174

SUBJECT PROPERTY:
178 RANDALL


ROOF RIDGE
+24'-7"
ATTIC
+15'-3"
2ND FLOOR
+4'-1"
SIDEWALK
0'-0"
1ST FLOOR
-7'-2"
9'-4"
11'-2"
4'-1"
7'-2"
2'-8 1/4"
PEAK OF ATTIC BEHIND FACADE
PAINTED WOOD TRIM
PAINTED SCALLOPED SHINGLES
PAINTED WOOD BRACKET
WOOD FRAME WINDOWS
PAINTED LAP SIDING
WINDOW TO LOWER LEVEL
BRICK STAIRS
PAINTED DOORS AND WINDOW
INFILL GARAGE DOOR OPENING

(2) (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"


ROOF RIDGE
31'-6"
CL OF ROOF
+26'-10"
3RD FLOOR
+18'-8"
2ND FLOOR
+7'-6"
SIDEWALK
0'-0"
GARAGE / 1ST FLOOR
-1'-9"
11'-2"
9'-3"
3'-11"
6'-0"
PAINTED WOOD SIDING ON END GABLE
PEAK OF ATTIC BEHIND FACADE (NO CHANGE)
PAINTED WOOD TRIM (NO CHANGE)
PAINTED SCALLOPED SHINGLES (NO CHANGE)
PAINTED WOOD BRACKET (NO CHANGE)
WOOD FRAME WINDOWS (NO CHANGE)
(N) PAINTED WOOD SIDING TO MATCH (E)
(N) PAINTED WOOD TRIM AND DOOR
(N) PAINTED WOOD STAIRS
(N) OVERHEAD GARAGE DOOR

NOTE: FACADE RAISED BY 3'-5"

(2) PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

0 1' 2' 4 8'

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case No. 2003.1229E: Addition and Alterations to a Commercial Building
Location: 1616-1624 California Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves a three-to-four story, 9,966-square-foot addition to an existing two-story plus mezzanine, 26-foot-high, 6,639-sf commercial building. The existing building is used as a restaurant and bar. The addition would contain 16 tourist and eight residential hotel rooms. After construction, the building would contain a total of 16,605 sf and would be 65-feet tall. The 3,281-sf project site is located at 1616-1624 California Street on the north side of the street between Van Ness Avenue and Polk Street, on Assessor's Block 0643, Lot 007. The existing building on the project site has a National Register Status Code of 5S, and is included in the Unreinforced Masonry Building Survey. The project site is within the Polk Neighborhood Commercial zoning district and a 65-A height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Val Rabichev, (415) 441-0809

/05

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301, and 15332]; Classes 1(e)(2), and 32.

REMARKS: (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination:
May 12, 2005

I do hereby certify that the above determination has been

PAUL E. MALTZER
Environmental Review Officer

cc: Sponsor
Adam Light, Northeast Quadrant Planning Team
Historic Resources Mailing List
L. Fernandez/M.D.F.
Bulletin Board
Exemption/Exclusion File

DOCUMENTS DEPT.
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REMARKS, cont'd:

The two-story, unreinforced masonry building at 1616-1624 California Street was constructed in 1915. The building has a National Register Status Code of 5S, and is in the City's Unreinforced Masonry Building Survey. The historic name for the property is the "Tyler Store Building." The 5S rating appears to have been a default rating from a survey that was conducted for the surrounding neighborhood to determine the potential existence of a district. No such district was established, and at the time of the survey the building retained more of its historical integrity, such as its original window sashes.[1] The property is in the "Polk Gulch" neighborhood, for which no historic district has ever been established. The building is considerably smaller than many of the buildings in the neighborhood, which generally range from three to seven stories and occupy larger footprints than the building on the project site.[2] Photographs of the building and its surroundings are attached to this Certificate of Determination.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[3] The building was constructed in 1915. No person or event of significance is known to be associated with the property. The only intact character-defining feature remaining on the building is the roof cornice, and possibly the window framing on the second floor, both of which are common throughout the city. Although given a 5S rating, the Department of Parks and Recreation forms indicate that the building derived its significance as a contributor to a potential "Polk Gulch" district, which was never realized. Because of the building's lack of historical architectural integrity and significance, and further lack of association with any significant historical event or pattern, the building cannot be considered an historic resource despite its 5S designation.[4]

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet (sf) if all public services and facilities are available in the area to allow for maximum development permissible under the General Plan; and if the project is located in an area that is not environmentally sensitive. As described above, the proposed project would involve an addition of 9,966 gsf to the existing 6,639-gsf commercial structure in a dense urban area. The addition meets the criteria of Class 1(e)(2). Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA Guidelines Section 15332, or Class 32 allows for the exemption of an in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The project site is within the Polk Street Neighborhood Commercial zoning district, which extends for one mile in a linear strip between Post and California Streets. This dense, mixed-use district is characterized by buildings with residential units above commercial use. The district provides convenience goods and services to the nearby residential areas, and has apparel and specialty stores, as well as some automotive uses, which serve the broader area. The proposed project is generally compatible with the purposes of the district. It would require a variance for not meeting the Planning Code parking requirement of 19 off-street parking spaces. (See discussion under transportation below) The project would be consistent with the zoning designation and applicable *General Plan* policies.

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Nannie Turrell, Environmental Planner. San Francisco Planning Department. March 25, 2005. (This memorandum is attached to this Certificate of Determination.)

[2] Ibid.

[3] Ibid.

[4] Ibid.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is within a heavily urbanized area of San Francisco characterized by densely developed commercial and residential uses. Thus, the proposed conversion would be characterized as in-fill development substantially surrounded by urban uses. The area of the project site is about 3,281 square feet, or 0.08 acre.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within a dense urban area; the parcel has been developed since 1916, and has no value as habitat for endangered, rare or threatened species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: The proposed project's daily person-trip generation would total about 1,192 person-trips per day, with 113 of those trips occurring in the p.m. peak hour. These 113 p.m. peak-hour person-trips would be distributed among various modes of transportation, including about automobile, transit, walking, and trips by other means. Nineteen of the p.m. peak-hour trips would be vehicle trips. The current uses on the project site generate approximately 13 p.m. peak hour vehicle trips. The six additional vehicle trips would not be a substantial traffic increase to existing or cumulative conditions in the local street system. The change in traffic in the project area as a result of the proposed project would be undetectable to most drivers. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood; however, any increase in vehicular activity as a result of the proposed project would not be above levels which are common and generally accepted in urban areas.

The project site is served directly by the California Cable Car that runs on California Street between Drumm Street, near the Embarcadero, and Van Ness Avenue. Muni bus line 19 Polk runs on Polk Street. On Van Ness Avenue Muni lines 47 and 49 operate with local service, while regional Golden Gate Transit provides service for those who commute to and from North Bay Counties. Both Muni lines provide service to regional transit via BART, Golden Gate Transit and SamTrans. Other nearby MUNI lines provide convenient access to all parts of the City. For all of the above reasons, the project's traffic impacts would be less than significant.

Parking: Pursuant to *Planning Code* Sections 151 and 204.5, the project would be required to provide 19 off-street parking spaces (0.8 spaces for each guest bedroom). The project would not provide any off-street parking spaces and would therefore not be in conformance with *Planning Code*, Section 151, and would require a variance. Based on the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review*, the proposed project would create a parking demand of about 27 daily spaces, which is ten more than the parking demand with existing conditions. Given that the proposed project would provide no parking spaces, the proposed project would have an unmet parking demand of 27daily spaces. The parking deficit would require project-generated traffic to compete for a decreased supply of parking relative to demand in the area.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.

The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."
The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects. In any event, given the relatively small unmet parking demand (i.e., 20 daily spaces) and the relatively brief period of time when such a deficit would occur, the increased parking demand would not substantially alter the existing character of the area-wide parking situation.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the vicinity of the project site. Significant noise impacts would therefore not occur.

Air Quality: The proposed project would not result in air quality problems related to vehicle emissions or stationary sources of pollution. The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects, and the related trip generation, which the BAAQMD considers capable of producing air quality problems due to vehicular emissions. The BAAQMD's threshold for general office use is 280,000 square feet. The proposed project would include an addition of about 9,966 square feet to a 6;639-sf building, an amount that is well below the BAAQMD's threshold. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) *The site can be adequately served by all required utilities and public services.*

The project would be undertaken in an area where all utilities and services are currently provided for. No need for expansion of public utilities or public service facilities is anticipated.

Shadows

Section 295 of the San Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. To determine whether this project would conform to Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis concluded that there would be no shadow impact from the proposed project on any property protected by Section 295.[5] Therefore, the proposed project would not result in any significant shadow impacts.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] Michael Li, San Francisco Planning Department. Letter to Val Rabichev. May 11, 2004. A copy of the shadow fan analysis is available for review by appointment at the Planning Department, 1660 Mission Street, Suite 500, as part of Case No. 2003.1229K.

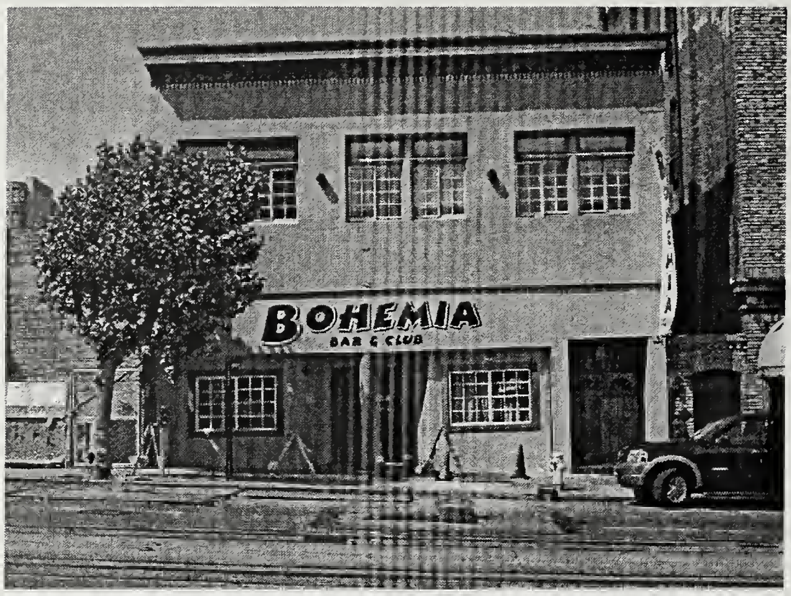
BOHEMIA
BAR & CLUB

Fig. 2 Primary (south) façade. (Carey & Co., April 2004)

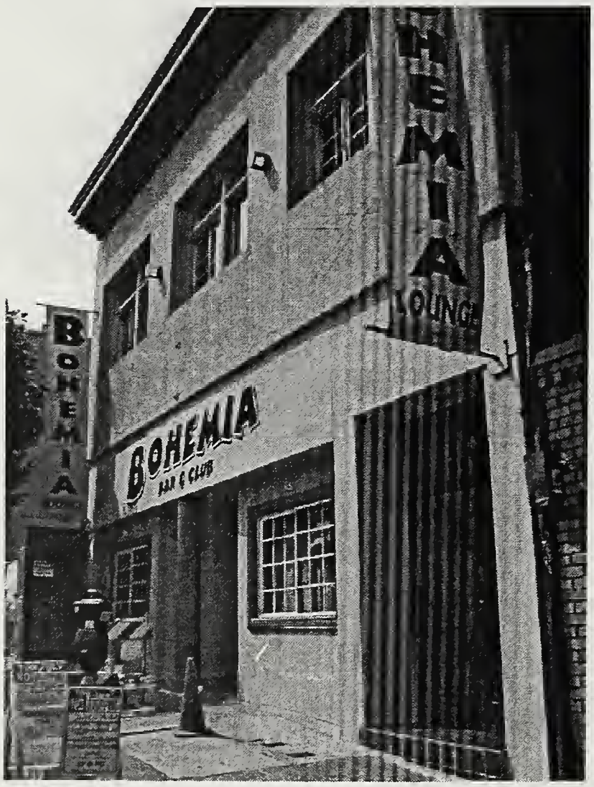
BOHEMIA
BAR & CLUB
LOUNGE

Fig. 3 Existing storefront. (Carey & Co., April 2004)

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MEMORANDUM

TO: Nannie Turrell, Environmental Planner

CC: Maria Oropeza-Singh/Historical Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: Adam Light, Preservation Planner

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: March 25, 2005

RE: **1616-1624 CALIFORNIA STREET**
Block 643, Lot 7
Case No. 2003.1229E
Historical Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
The proposed project is to build a three-to-four vertical addition to an existing two-story 26'-0" foot high, 6,639 square foot commercial building. The existing building contains a restaurant and bar. The addition would contain 24 tourist and residential hotel guest rooms, and would increase the building height to 65'-0" and the square footage to a total of 16,605 square feet. The existing restaurant and bar would remain.

2. **Property Description**
The subject property is a 3,300 square foot parcel with a two-story commercial building that covers the entire lot. It is zoned Polk Neighborhood Commercial, and is in a 65-A height and bulk district. The building has been altered numerous times over the years and, as seen from the street, appears to retain only its original second floor window openings and framings (the historic sashes have been replaced with vinyl sliding sash with false muntin grids), and what appears to be the original roof cornice. The ground floor has been completely altered. Some of the buildings historic cladding may possibly be behind the exterior stucco furring on the second floor, but this cannot be determined without demolishing of the existing cladding.

3. **Historical Rating/Survey**
The building is listed on the City's UMB survey and was at one time given a 5S rating indicating that it was separately listed or eligible for listing under a local ordinance as a historic resource. The 5S rating appears to have been a default

rating from when a survey that was done for the surrounding neighborhood to determine the potential existence of a district, but no such district was established, and at the time this building retained a bit more its historical integrity, such as its original window sashes.

4. **Historic District/Neighborhood Context**
The subject property is located within the "Polk Gulch" neighborhood. No historic district has been established in this neighborhood. The building is considerably smaller than many of the buildings in the neighborhood, many of which range between three and six or seven stories and occupy much larger building footprints.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historical resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historical Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

Although the subject building technically qualifies as an historic resource under Category A.2 of the Planning Department's CEQA Review Procedures for Historic Resources due to its 5S rating, staff finds that the building has clearly lost its integrity to be considered an historic resource and is therefore determining that this building cannot be considered an historic resource any longer for purposes of CEQA.

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons:** It is associated with the lives of person important to local, California, or national history; or

3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4. **Information Potential:** It has yielded, or has the potential to yield, information

important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historical character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. **History**
   The building was constructed in 1915. No person of significance or event of significance is known, according to an analysis provided by Carey and Company, a qualified preservation consultant.

2. **Period of Significance**
   1915-?

3. **Character-Defining Features**
   The only remaining intact character defining feature would be the roof cornice, and possibly the window framing on the second floor, neither of which are particularly remarkable and are found commonly throughout the city both on similar and much more significant buildings.

4. **Integrity**
   The subject building appears to lacks any significant historical architectural integrity save for the roof cornice and window framing on the second floor, which again are not of exceptional significance and is very common examples of similar architectural features found on numerous buildings throughout the city. Again, some of the building's original cladding may exist below the existing stucco cladding, but that cannot be determined at this time. Some original pressed brick metal cladding also exists in a west facing light well, but this light well has not been visible from the street, save for the intervening period between the demolition of the adjacent Royal Theater and the construction of a replacement project on that adjacent site. The DPR form that was prepared for this property also indicates that the exterior of the building was heavily altered, although the original window sash still existed at the time. Although given a 5S rating, the DPR forms indicated that the building derived its significance as a contributor to a potential "Polk Gulch" district. Since that district was never realized, as indicated by Carey & Company, the building's only significance appears to have been to that potential district.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

   Given the subject building's lack of historical architectural integrity or apparent significance as discussed above, and further lack of association with any significant historical event or pattern (as documented by Carey & Company), the building cannot be considered an historic resource despite its 5S designation (see discussions above.)

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   Not applicable.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   Not applicable.

4. **Whether the proposed project may have an adverse effect on off-site historical resources.**

   The proposed project would be in scale with adjacent properties and would not adversely affect any nearby historical resources that may exist.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2005.0031R – Rezoning of Property from Public Use (P) to Downtown General Commercial (C-3-G)
Location:	425 Mason Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the rezoning of the property at 425 Mason Street from Public Use (P) to Downtown General Commercial (C-3-G). The project site (Assessor's Block 0306, Lot 002) is located on the west side of Mason Street, between Post and Geary Streets. There is currently an eight-story, vacant office building on the project site. The property has a "3S" National Register of Historic Places designation, and a Category IV rating under Article 11 of the Planning Code. The property was also included in the San Francisco Heritage survey and was given a "B" rating. The site is in an 80-130-F height and bulk district. A categorical exemption was issued on January 12, 2005 under the California Environmental Quality Act (CEQA) Guidelines, Section 15312 for the sale of the property by the City and County of San Francisco at public auction.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Jerry Romani, Real Estate Division, Administrative Services Department, City and County of San Francisco (415) 554-9876

EXEMPT STATUS: General Rule Exclusion [State CEQA Guidelines, Section(s) 15061(b)(3).

REMARKS: The proposed project is a single parcel, which is zoned Public Use (P), and is surrounded by the C-3-G zoning district. The site is occupied with an eight-story, vacant office building, which has a

(Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination:

May 12, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Mr. Jerry Romani, Real Estate Division
Kelly Amdur, Northeast Quadrant Team
Historic Preservation List
L. Fernandez/M.D.F.
M. Oropeza/Bulletin Board
Exemption/Exclusion File

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Remarks, continued: National Register of Historic Places designation of "3S", which means that it appears eligible for listing on the National Register; is a Category IV building under Article 11 of the San Francisco Planning Code, and is therefore "Contributory" to the Kearny-Market-Mason-Sutter Conservation District; and has a "B" rating on a San Francisco Architecture Heritage survey. Under the City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, dated October 8, 2004, the property is presumed to be an historical resource.

The proposed Downtown General Commercial (C-3-G) zoning district covers the western portions of downtown and is composed of various uses including retail, office, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a citywide or regional function. The most recent use of the building on the project site was office and is compatible with the proposed C-3-G zoning district. Any future development proposal for the project site would require additional environmental review. There are no permits or a reasonable expectation of permit activity that would change the height or bulk of the existing structure on the site. The proposed rezoning does not require a General Plan Amendment, because General Plan Map 1, Downtown Land Use and Density Plan, already indicates that the property is C-3-G. The proposed rezoning would require a General Plan Referral and a Planning Code Zoning Map 1 change.

CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with a certainty that the proposed project would not have a significant effect on the environment. The proposed rezoning from P to C-3-G would have no physical effects on the environment and based on the above information and analysis and it can be seen with a certainty that there would be no significant effects on the environment. Therefore, the project is excluded from further environmental review under the "General Rule" found in the State CEQA Guidelines Section 15061(b)(3).

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0136E

Location: 1725 Lake Street (Assessor's Block 1378, Lot 035)

City and San Francisco

Description of Nature and Purpose of Project: There is currently a one-story over garage single-family home on the project site. The proposed project would retain the existing building and add a new third floor to the existing building and a horizontal addition in the rear of the building. The addition would add a total of approximately 1,755 sq. ft. to the existing 1,512 square foot house, totaling approximately 3,270 gross sq. ft. The existing building on the project site is approximately 28-feet high at the roof peak and contains one off-street parking space. The new building would be approximately 38-feet in height at top of roof peak. The existing building on the project site was constructed in 1907. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The approximately 2,500-square foot site is located on Lake Street between 18th and 19th Avenue Boulevard. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Francis Eng, (415) 290-9501

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)]

REMARKS: See reverse side.

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Contact Person: Tammy Chan — Telephone: (415) 558-5982

Date of Determination:
May 20, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Francis Eng, Project Sponsor
Geoffery Nelson, NW Team
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The existing structure on the project site is a two-story cottage and does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register and is not a resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA, the proposed addition would not result in a significant effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1(e).

The proposed project would involve the addition of approximately 1,755-sq. ft. to the existing 1,512-sq. ft. single-family structure. With the addition, the structure would be approximately 3,267 gross sq. ft. The horizontal addition would extend 23 feet beyond the existing rear of the house. The new height to the top of the pitch roof would be approximately 38'-6". Section 15301(e), or Class 1(e), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 sq. ft., whichever is less. While the additional would be slightly larger than 50 percent of the floor area of the structure before the addition, Class 1(e), also provides an exemption from environmental review for additions of up to 10,000 sq. ft. if the project is in an area where all public services and facilities are available and not located in an environmentally sensitive area. The project site is located within a developed area of the City and is not located in an environmentally sensitive area. Therefore, the proposed construction is exempt from environmental review under Class 1(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the proposed addition that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, May 6, 2005.

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MEMORANDUM: Historic Resource Evaluation Response

Project Address: 1725 Lake St.
Block: 1378 Lot: 035
Case No.: 2004.0136E
Date of Review: 5-4-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Francis Eng
Company: Project Sponsor
Address: 2850 Fillmore St. #C
Phone: 290-9501
Fax:
Email: fengarch@aol.com

Owner
Name: same
Company:
Address:
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
X Alteration

Project description:
To construct a full-floor vertical addition to this single-family residence.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
Primarily residential, mixed in scale and character

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons:** or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This simple cottage has no established architectural style or particular features, and it does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☐ Retains ☐ Lacks
design, ☐ Retains ☐ Lacks
materials, ☐ Retains ☐ Lacks
workmanship ☐ Retains ☐ Lacks

setting, ☐ Retains ☐ Lacks
feeling, ☐ Retains ☐ Lacks
association. ☐ Retains ☐ Lacks

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes X No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Preservation Coordinator

Date: 6 May 2005

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0187E

Location: 179 Sadowa Street (Assessor's Block 7138, Lot 032)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include the demolition of a 1,050-gross-square-foot (gsf), single-family residence; subdivision of one lot into two lots; and construction of a 2,300-gsf, 20-foot-tall single-family home on each of the newly created lots. Each of the proposed lots would contain one off-street parking space. A total of two new residences would be constructed. The existing residence on the project site is one-story with a pitched roof. The property also contains two one-story structures in the rear of the property, which would be demolished as part of the proposed project. One structure is a garage that has been elongated with a one-story addition, and the other structure is a greenhouse. The 6,250-s-f project site is located mid-block on the south side of Sadowa Street between Plymouth and Capitol Avenues. The building on the project site was constructed in 1911, and is not included in any historic or architectural surveys. The site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Julia Liu, (415) 348-8145

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Section 15301(l)(1), Class 1(l)(1), Section 15303(a), Class 3(a), and Section 15315, Class 15.

REMARKS:

Contact Person: Nannie R. Turrell (415) 558-5994

Date of Determination:

May 20, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc. Julia Liu, Project Sponsor
Tom Wang, San Francisco Planning Department
Cecelia Jaroslawsky, San Francisco Planning Department
Historic Distribution List
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion file

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REMARKS continued:

The proposed project would involve the demolition of an existing 1,050-gross-square-foot, one-story, single-family house, a garage and a greenhouse; subdivision of a 6,250-square-foot (sf) lot into two parcels; and construction of two new 2,300-gsf single-family residences, one on each of the newly created lots. The existing residence on the project site was constructed in 1911. The building is rectangular, and clad in horizontal siding, with a pyramidal roof clad in composition shingles. The 1950 Sanborn map shows the building in its original form, with two additional single-story structures at the rear of the property. It appears that since then, an addition was added to the south (rear) side of the building; the remainder of the back porch was enclosed; and a new deck constructed extending from the addition. The garage building also appears to have been elongated by an addition sometime after 1950.[1] In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the existing building located on the project site is not an historical resource as defined by CEQA.[2] The building exhibits no obvious architectural features associated with any of the building styles commonly representative of the Revival period (1890-1940), and does not appear to be associated with any significant events or persons.[3]

CEQA Guidelines Section 15301(l)(1) or Class 1(l)(1) provides for demolition and removal of individual small structures, including one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would demolish one single-family residence, a garage and a greenhouse and is therefore exempt under Class 1.

CEQA Guidelines Section 15303(a), or Class 3(a) consists of construction of one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed. The proposed project involves the construction of two 2,300-gsf single-family residences. It is therefore exempt under Class 3(a).

CEQA Guidelines Section 15315, Class 15, consists of division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The proposed project would involve the subdivision of one parcel into two parcels. The subdivision is in conformance with the General Plan and zoning, and would not require a variance or exception. The proposed parcels are both accessible from Sadowa Street, and are in an area which is fully developed and where all services are available. The project site has not been subdivided previously, and is level and does not have slopes close to 20 percent. For these reasons, the proposed subdivision is exempt under Class 15.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Historic Resource Evaluation – Request for Information Form. Carey & Co., Inc. April 12, 2004. This document is available for review by appointment at the San Francisco Planning Department, 1660 Mission Street, 5th Floor as part of Case No. 2004.0187E.

[2] Memorandum: Historic Resource Evaluation Response. Tina Tam, San Francisco Planning Department. May 9, 2005.

[3] Ibid.

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MEMORANDUM: Historic Resource Evaluation Response

Project Address: Block: Lot: 7138/032 Case No.: 2004.0187E Date of Review: May 9, 2005	**Planning Department Reviewer:** Tina Tam 415-558-6325 tina.tam@sfgov.org
Preparer / Consultant Name: Carey & Co., Inc. Company: Address: 460 Bush Street San Francisco, CA 94108 Phone: (415) 348-8145 Fax: (415) 348-8447 Email:	**Owner** Name: Tim Chan Company: Address: 1313 Quint Street San Francisco, CA 94124 Phone: (415) 826-8750 Fax: Email:
PROPOSED PROJECT ☒ Demolition ☐ Alteration	**Project description:** The proposal is to demolish the existing one-story, single-family structure, subdivide the existing 50-foot wide lot, and construct two new two-story, single-family structures on each of the newly subdivided lots.
Pre-Existing Historic Rating / Survey None	**Historic District / Neighborhood Context** None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is believed to not be an historic resource so there is no period of significance. The building is not located in any known historic district. The project sponsor researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, there are two sets of owners/occupants for the subject property, none of who are associated with any historical significance. Archival research also yielded no documentation indicating that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. Based upon the report prepared by Carey & Co. dated April 12, 2004 and judging by the photographs submitted, the subject building exhibits no obvious architectural features associated with any of the building style commonly representative of the Revival period (1890-1940), i.e. Classical Revival, Shingle, Craftsman, and Colonial Revival. It is very likely in the efforts to modernize the building the mid 1950s, evidences characteristic of the Revival period such as the stylistic ornamenation was removed from the building. The installation of aluminum and vinyl windows at both the front and rear of the building, the replacement of exterior front steps, and the enlargement of the back porch are also detrimental to the building, contributing to the loss of character.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

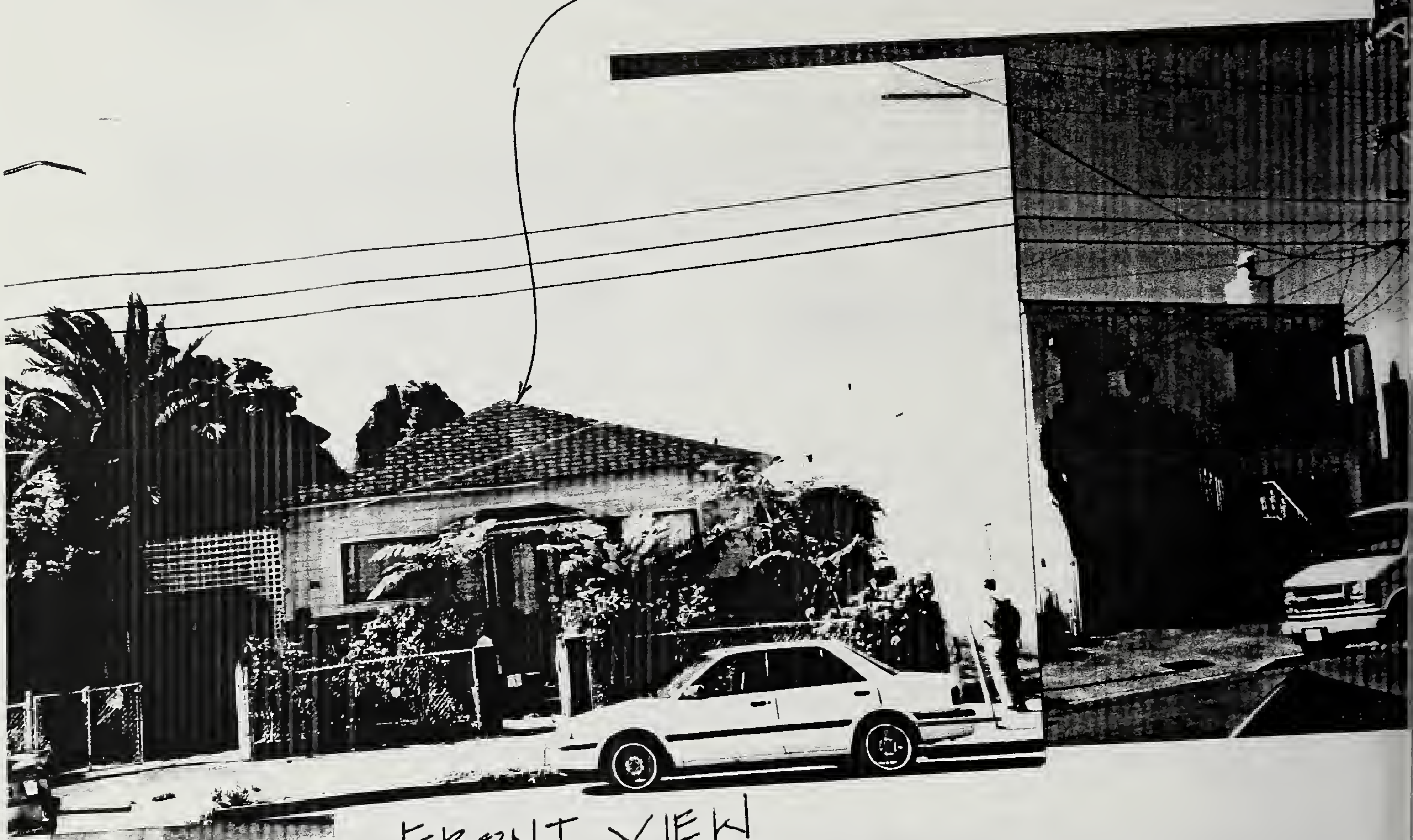
☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: Neil Hart
Neil Hart, Preservation Coordinator

Date: 9 May 2005

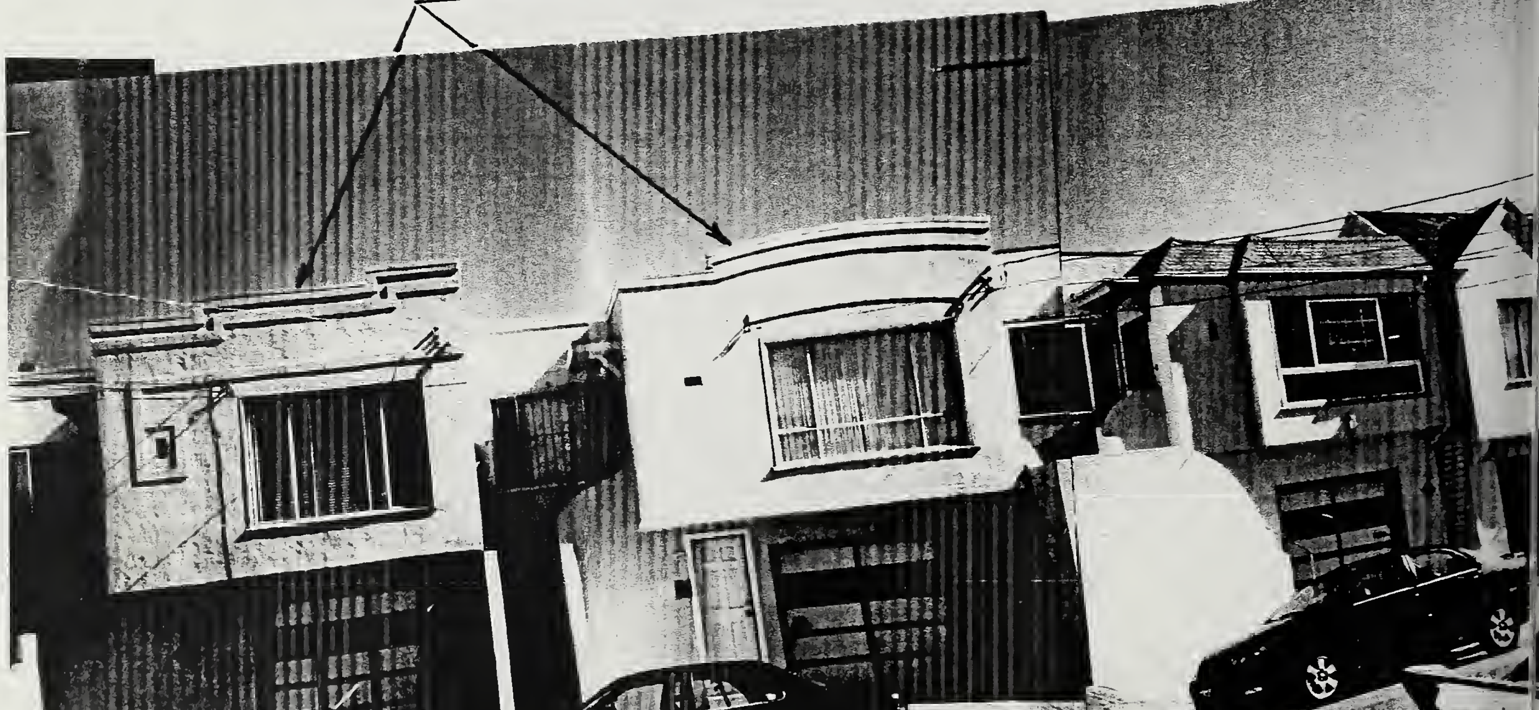
SUBJECT BLDG.



FRONT VIEW

CROSS ST. BLDG

CROSS ST. VIEW



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.0533E
Location:	737 Tehama Street (Assessor's Block 3729, Lot 065)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would include the demolition of a single-family residence and construction of a four-story, three-unit residential building. The existing 997-gross-square-foot (gsf) structure is one-story over an unfinished basement, and includes no off-street parking space. The proposed 50-foot-tall, 5, 060-sf, three-unit building would include two 1,060-sf units, a 1,410-sf unit, and a 1,530-sf garage. The 1,598-s-f project site is located mid-block on the east side of Tehama Street between 8th and 9th Streets. The building on the project site was constructed in 1907, and is not included in any historic or architectural surveys. The site is zoned SLR (Service/Light Industrial/Residential Mixed Use District) and is within a 50-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Luis Robles, (650) 219-4668

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Section 15301(l)(1), Class 1(l)(1), and Section 15303, Class 3

REMARKS:

Contact Person: Nannie R. Turrell (415) 558-5994

Date of Determination:

May 20, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc. Gerald McConville
Luis Robles
Jon Purvis
Historic Distribution List
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion file

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REMARKS continued:

The proposed project would involve the demolition of an existing 1,598-gross-square-foot, one-story over basement, single-family house, and the construction of a 50-foot-tall, 5,060-sf, three-unit residential building with three off-street parking spaces. The existing building on the project site was constructed in 1907, and contains no off-street parking spaces. Water Department records indicate that water was turned on at the site in 1907. The existing building consists of one floor of living space over a storage space area. In evaluating whether the proposed project would be exempt from environmental evaluation under CEQA, the Planning Department determined that the existing building located on the project site is not an historical resource as defined by CEQA.[1] The wood-frame structure has no architectural style or features, and does not appear to be associated with any significant events or persons.[2]

Section 295 of the San Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. To determine whether this project would conform to Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis concluded that there would be no shadow impact from the proposed project on any property protected by Section 295.[3] Therefore, the proposed project would not result in any significant shadow impacts.

CEQA Guidelines Section 15301(l)(1) or Class 1(l)(1) provides for demolition and removal of individual small structures, including one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would demolish one single-family residence and is therefore exempt under Class 1.

CEQA Guidelines Section 15303(b), or Class 3(b) consists of construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for no more than six dwelling units. The proposed project involves the construction of a three-unit building. It is therefore exempt under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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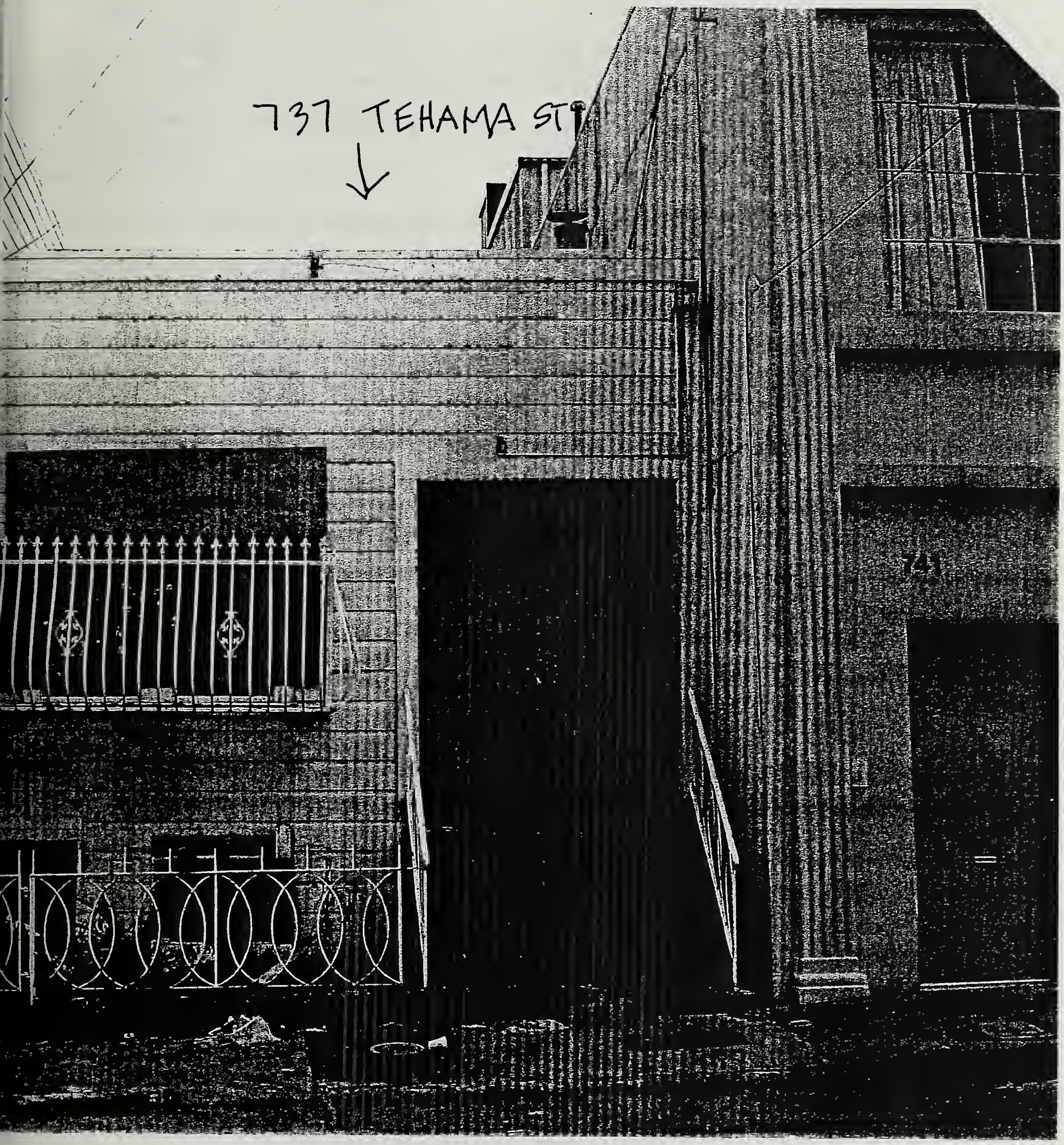
[1] Ibid.

[2] Memorandum: Historic Resource Evaluation Response. Winslow Hastie, San Francisco Planning Department. May 4, 2005.

[3] Ben Fu, San Francisco Planning Department. Letter to Luis Robles. May 19, 2005. A copy of the shadow fan analysis is available for review by appointment at the Planning Department, 1660 Mission Street, Suite 500, as part of Case No. 2004.0533K.



737 TEHAMA ST

MAY 1 1 2005
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PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER **(415) 558-6378**	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

Project Address: 737 Tehama St.
Block: 3729 Lot: 065
Case No.: 2004.0533E
Date of Review: 5-4-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Luis Robles
Company: Robles & Associates Architecture
Address: PO Box 1027, Pacifica, CA 94044
Phone: 650-355-0904
Fax:
Email: n/a

Owner
Name: Gerard McConville
Company:
Address: 4706 25th St. 94114
Phone: 505-3674
Fax:
Email:

PROPOSED PROJECT
X Demolition
☐ Alteration

Project description:
Demolish existing single-family dwelling and construct a new four-story, three-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
A mix of light industrial and residential uses, mixed in scale and character.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons:** or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This building has no architectural style or features, and it does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

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Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes **X** No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Preservation Coordinator

Date: 6 May 2005

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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	Case No. 2004.0782E: Demolition of a Single-Family Dwelling and Construction of a Four-Story Three-Unit Residential Building
Location:	163 Collingwood Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing one-story-over-garage single-family dwelling and construction of a four-story, three-unit residential building. The proposed project would include three off-street parking spaces accessible from Collingwood Street. The project site at 163 Collingwood Street (Assessor's Block 2695, Lot 023) is approximately 3,084 square feet in size and located near mid-block on the eastern side of Collingwood Street in the block bounded by Collingwood, 18th, Castro, and 19th Streets in the Castro neighborhood. The project site is zoned RH-3 (Residential, House, Three-Family) and is located within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Jeremy Paul, Quickdraw Permit Consulting, phone: (415) 552-1888.

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301 and 15303]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

May 26, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Jeremy Paul, Quickdraw Permit Consulting
Michael Smith, Planning Department
Sue Hestor, Attorney at Law
Historic Preservation List
Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its estimated construction date between 1886 and 1893 (pre-1906 earthquake and fire). In a memorandum dated April 29, 2005, Planning Department staff reviewed the proposed project and determined that the existing residential structure at 163 Collingwood Street is not considered an historic resource for the purposes of CEQA evaluation.[1] This determination was based on the major alterations over time and little architectural integrity.

All architectural characteristics of the Italianate style architecture have been removed entirely from the subject building, including the elaborate window crowns and frames and pediment design front entry. The aluminum sliding windows, asbestos siding, and replaced front steps and front door are also detrimental to the structure, contributing to the loss of character. Additionally, the introduction of the striped awning and metal railing at the front of the property also compromises its integrity.

The building is not located in any known historic district. There is no evidence that any historic renowned people ever owned or live on the subject property or that the building is associated with an historical event. The existing building does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historic Resources. Therefore, the existing building at 163 Collingwood Street is not considered an historic resource under CEQA, and may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family dwelling and therefore would be exempt under Class 1(l)(1).

Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of three residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. April 29, 2005.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

Project Address: Street No. & Name: 163 Collingwood Street Block: Lot: 2695/023 Case No.: 2004.0782E Date of Review: April 29, 2005	**Planning Department Reviewer:** Tina Tam 415-558-6325 tina.tam@sfgov.org
Preparer / Consultant Name: Eve Hodson Company: Quickdraw Permit Consulting Address: 60 Otis Street Phone: (415) 552-1888 Fax: (415) 552-1889 Email: quickdrawpc@yahoo.com	**Owner** Name: Elizaveta Igudesman Company: Address: 285 Hartford St., #6 Phone: (415) 640-0582 Fax: (415) 759-1459 Email: n/a
PROPOSED PROJECT ☒ Demolition ☐ Alteration	**Project description:** The proposal is to demolish the existing one-story-over-garage, single-family structure and construct a new four-story, three-family structure on the subject property.
Pre-Existing Historic Rating / Survey None	**Historic District / Neighborhood Context** None

Based upon the Sanborn Map, the structure was constructed between 1886 and 1893. As such, the Major Environmental Analysis unit planner has determined that this property (constructed before 1913) falls into Category B, Properties Requiring Further Consultation and Review.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: The building is not located in any known historic district. The project sponsor researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, there is no indication that any historical renowned people ever owned or lived on the subject property. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Judging by the photographs submitted, it is clear the integrity of the structure has been compromised by the alterations made likely in the 1950s and 1960s. It is very likely, in the efforts to modernize the structure, all evidences characteristic of the Italianate style architecture such as the elaborate window crowns and frames and pediment design front entry are removed entirely from the dwelling. The aluminum sliding windows, asbestos siding, and replaced front steps and front door are also detrimental to the structure, contributing to the loss of character. Lastly, the introduction of the stripped awning and metal railing and fencing at the front of the property also compromises its integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

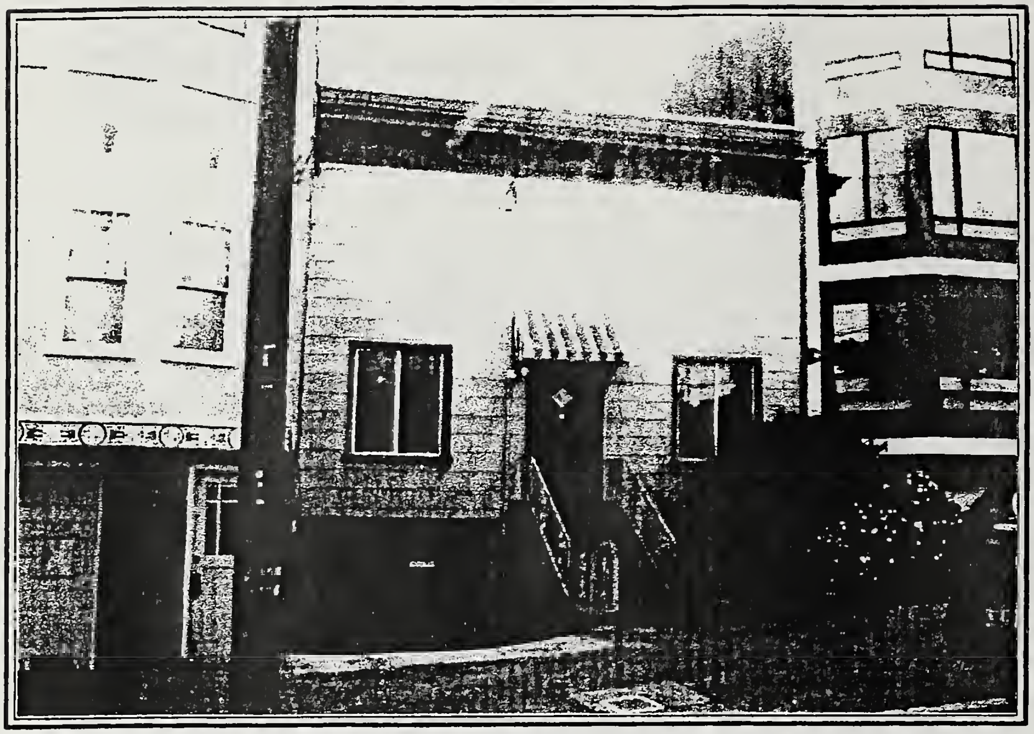
Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

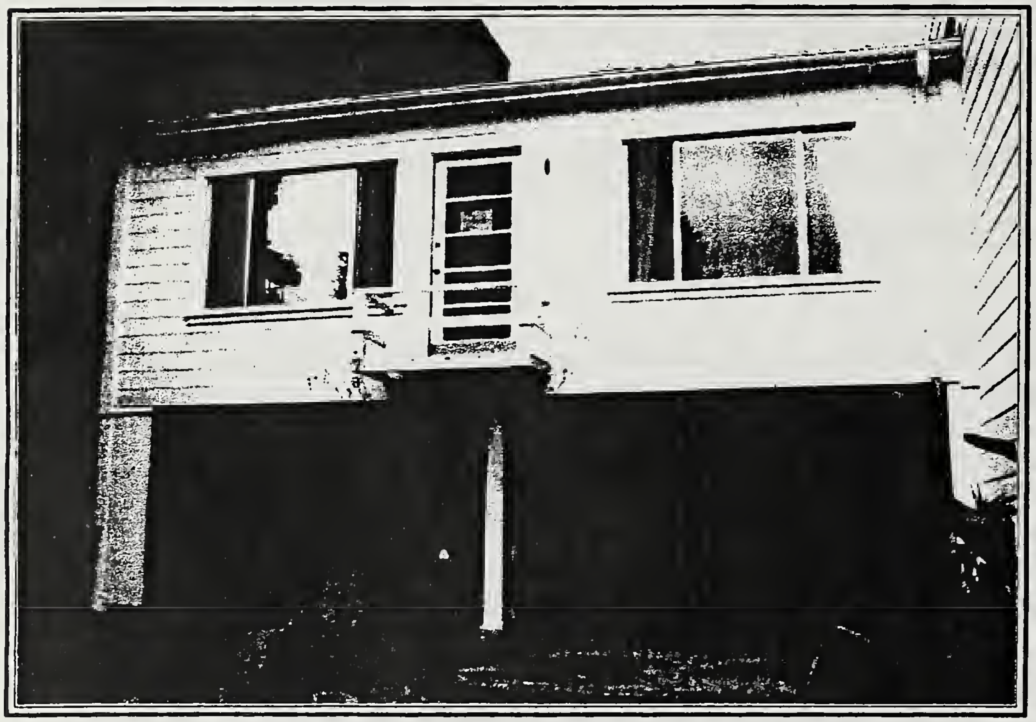
☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ____________ Date: 9 May 2005
Preservation Coordinator



FRONT OF SUBJECT PROPERTY
163 COLLINGWOOD STR.
SAN FRANCISCO



REAR OF SUBJECT PROPERTY

STREET SCENE

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0107E: Demolition and Replacement of a Two-Story Single Family Residential Building

Location: 206 Surrey Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of a vacant two-story, single-family residential building and one-car garage structure and the construction of a new two-story, single-family residential building measuring approximately 2,677-gross-square-feet (gsf). The proposed project would include two tandem parking spaces in a 700-gsf garage below the first floor at the street level. The project site at 206 Surrey Street (Assessor's Block 6730/Lot 021) is 750 square feet in size and located in the Glen Park neighborhood. The project site zoned RH-1 (Residential House District, One-Family) and is within a 40-X Height and Bulk district

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Ahmad Larizadeh, (415) 716-9099, representing Noel Fox

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Section(s) 15301 and 15303; Class Number(s): 1 and 3].

REMARKS: See reverse side

(Continued on second page.)

Contact Person: Tim Blomgren Telephone: (415) 558-5979

Date of Determination:

May 31, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Ahmad Larizadeh
Michael Smith
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page).

The proposed project would involve the demolition of a vacant two-story single-family residential building and one-car garage structure and the construction of a two-story, single-family residential building with two off-street parking spaces in a 700-gsf garage below the first floor at the street level. This project would involve the demolition of a vacant housing unit, thus no displacement would occur, nor would housing be lost.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located at the project site had the potential to be considered as an historic resource as defined by the California Environmental Quality Act (CEQA) due to its construction date of c. 1906. In a memorandum dated May 10, 2005, staff determined that the structure located on the project site is not an historical resource for the purposes of CEQA evaluation.[1] The subject building is a modest asymmetrical interpretation of a Cape Cod cottage, which is the most common form of a one-story Colonial Revival period building (1880-1955). The building has an oversize center dormer and a gray composition shingle roof. Other than the front façade, the entire building is clad with dark brown wood shingles. Evidences characteristic of the Colonial Revival period such as wood shutters, wood sash windows with divided lights, and entry pediments, are absent from the building. The installation of a vinyl framed dormer window at the front, the replacement of the exterior front and steps in 1963 and the alteration completed to repair fire damage in 1969, also contribute to the loss of character.

As the subject property is believed to not be an historic resource, there is no period of significance. The building is located in the Glen Park neighborhood, which is not a known historic district. The project sponsor researched the biographical history of the subject property and uncovered some of the named of the building's owners, occupants, and permit history. Based upon the information provided, none of these owners are associated with any significant events. Archival research also yielded no documentation indicating that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historic Resources.

On December 17, 2004, the project sponsor provided the Planning Department with information, and supplemental research noted. Research was not conducted to determine eligibility based on based on informational potential. The property does not appear to meet Criterion 1 (Events) for listing on the California Register. Persons associated with the property were not found to be significant in California history, and eligibility for listing in the California Register under Criterion 2 (Persons), appears to be highly unlikely. The property does not meet Criterion 3 (Architectural), for listing, being neither the work of a master, nor possessing high artistic value. This was found to be sufficient to conclude that this building in itself is not eligible for listing in the California Register and therefore it is not an historical resource for the purposes of CEQA.

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[1] Memorandum, Tina Tam, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Environmental/Transportation Planner, San Francisco Planning Department, May 10, 2005

The project would require excavation of up to approximately six feet in depth and some recountouring of the site. No prehistoric deposits have been discovered this far upland in San Francisco. The project area, west of the Fairmont subdivision was late to develop and may have not been occupied before 1906. Its upland, hillside location above the headwaters of Islais Creek is not characteristic of prehistoric sites that have been encountered to date in San Francisco. It is unlikely that prehistoric deposits are present within the project site. Therefore, it does not appear that significant historical archeological deposits would be present within the project site, whose first and perhaps only historical period use may have been as a single family residence. For these reasons, the proposed project is not expected to affect archeological resources that would be significant under CEQA.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1) or Class 1(l)(1) provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-story single-family-residential building, and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a two-story single family residential structure. Section 15303(b), Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of the single-family residential structure is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would therefore be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

Project Address:
Street No. and Name: 206 Surrey Street
Block: Lot: 6730/021
Case No.: 2005.0107E
Date of Review: May 10, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Kelly Pepper
Company:
Address: 185 Berry Street, Suite 5300
San Francisco, CA 94107
Phone: (415) 307-5082
Fax:
Email:

Owner
Name: Noel Fox
Company:
Address: 770 Lakeview Avenue
San Francisco, CA 94112
Phone: (415) 748-1647
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish two structures, an existing one-story-plus-attic, single-family structure located at the rear of the property and an existing one-car parking structure located at the front of the property, and construct a new two-story-over-garage, single-family structure.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is believed to not be an historic resource so there is no period of significance. The building is located in the Glen Park neighborhood, which is not a known historic district. The project sponsor researched the biographical history of the subject property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, none of these owners are associated with any historical significance. Archival research also yielded no documentation indicating that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. Judging by the photographs submitted, the building exhibits no obvious architectural features associated with the building architectural style. The subject building is a modest asymmetrical interpretation of a Cape Cod cottage, which is the most common form of a one-story Colonial Revival period building (1880-1955). The building has an oversize center dormer and a gray composition shingle roof. Other than the front facade, the entire building is clad with dark brown wood shingles. Evidences characteristic of the Colonial Revival period such wood shutters, wood sash windows with divided lights, and entry pediments, are absent from the building. The installation of a vinyl framed dormer window at the front, the replacement of exterior front and steps in 1963, and the alteration completed to repair fire damage in 1969, are also detrimental to the building, contributing to the loss of character.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

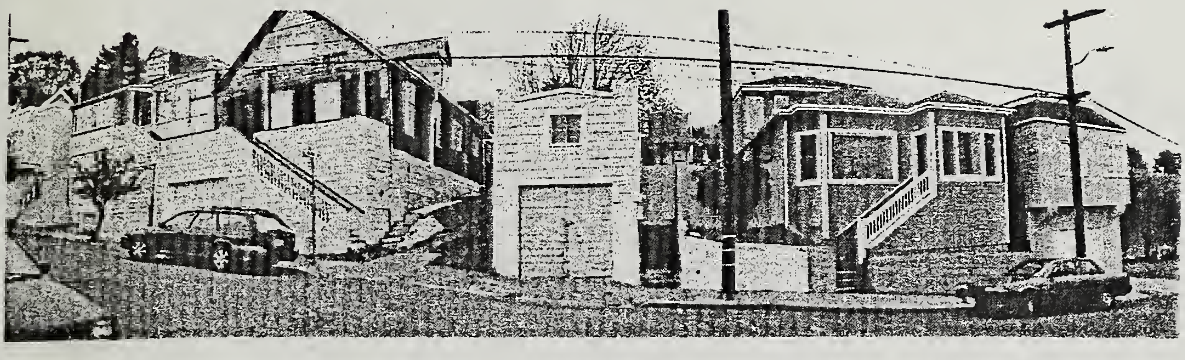
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

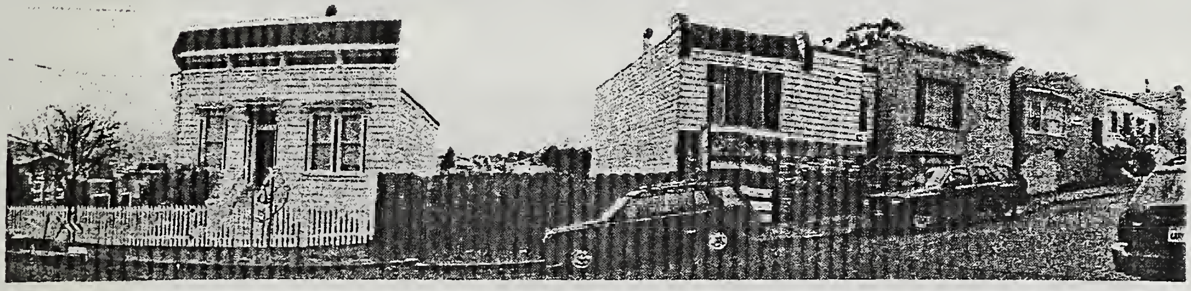
PRESERVATION COORDINATOR REVIEW

Signature: N Hart
Neil Hart, Preservation Coordinator

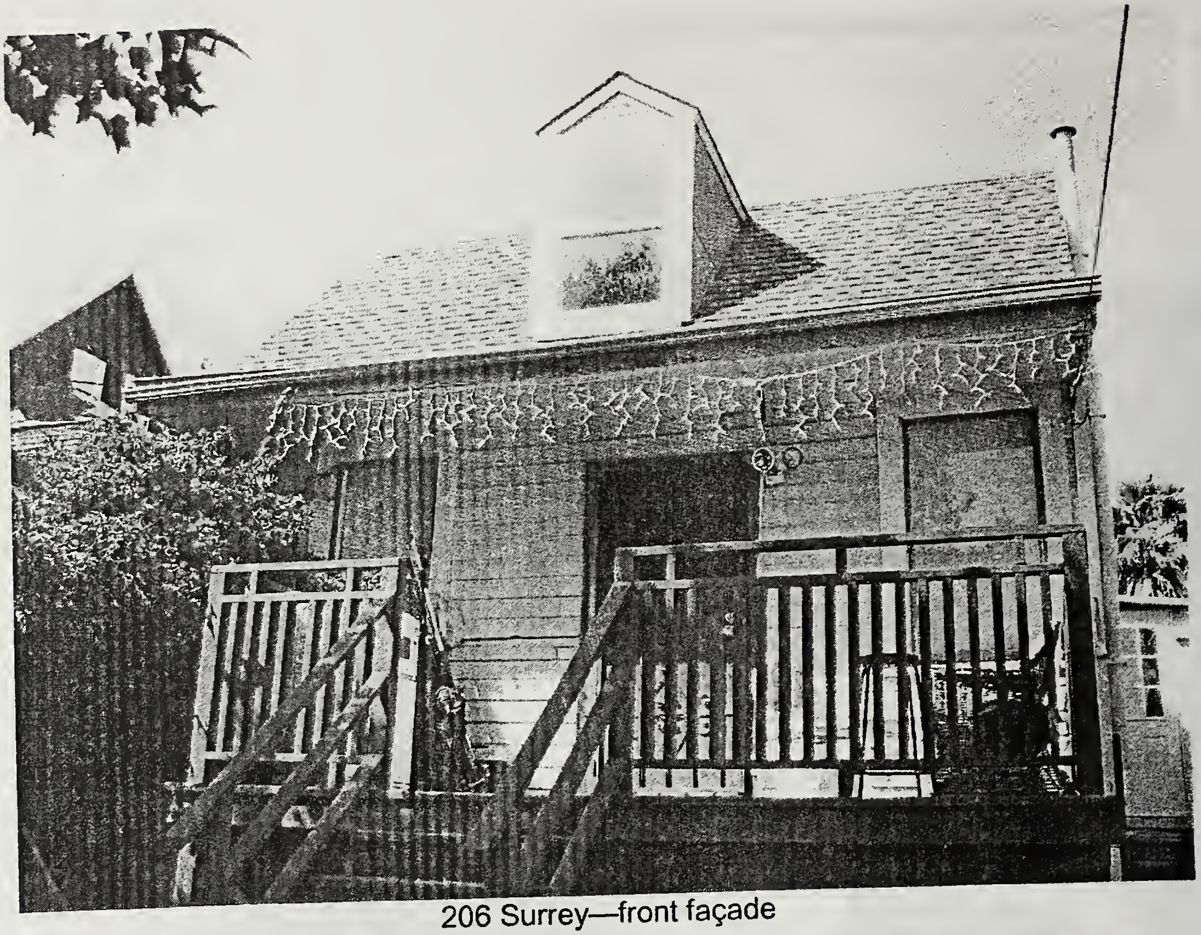
Date: 10 May 2005



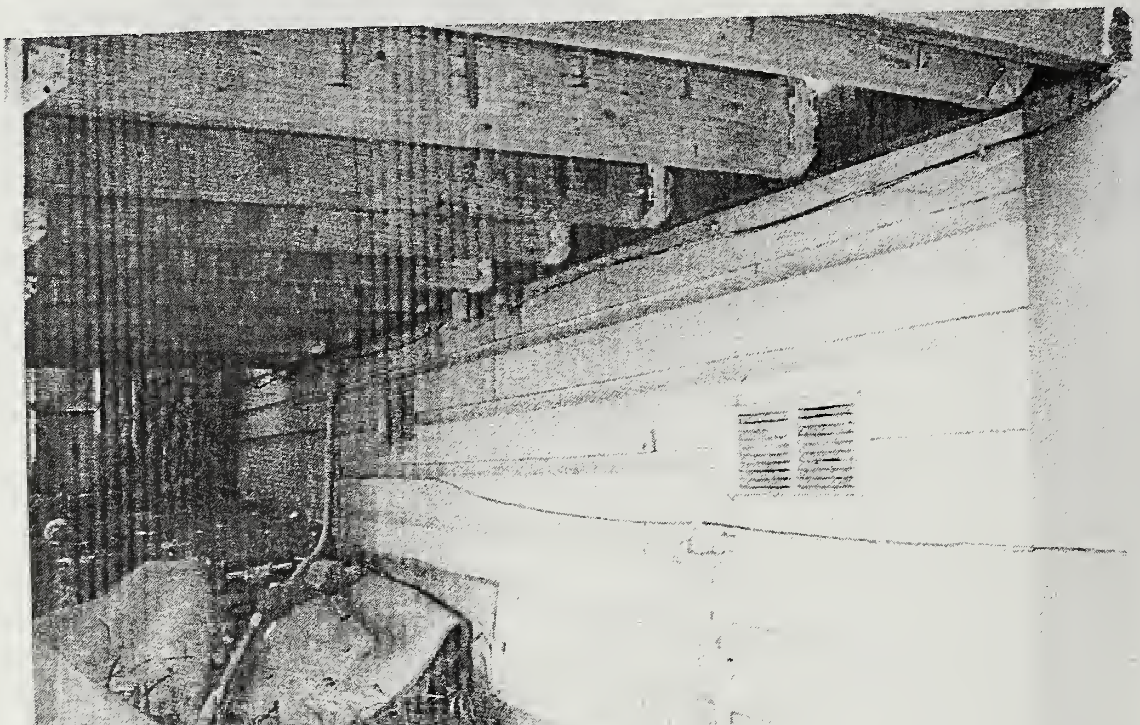
206 Surrey Street subject blockface



Surrey Street—facing buildings (opposite blockface)



206 Surrey—front façade



Front of building—under front porch

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0774E – 652-654 Mission Street
Location: 652-654 Mission Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing two-story plus mezzanine office building and construction of a new building with office and public assembly uses intended for use by the San Francisco Planning and Urban Research Association (SPUR). The proposed building would be four stories, approximately 55 feet in height, and would include approximately 4,835 gross square feet (gsf) of office use on the third and fourth floors, public assembly (including galleries) areas totaling approximately 5,246 gsf on the ground and second floors, and 1,881 gsf of basement storage space, for a total of 11,962 gsf. The primary pedestrian entrance and access would be on Mission Street, with secondary pedestrian exits onto Aldrich Alley. The project site at 652-654 Mission Street (Assessor's Block 3707, Lot 019) is approximately 3,240 square feet in size and is located near mid-block on the northwestern side of Mission Street in the block bounded by Mission Street, Annie Street, Aldrich Alley, and New Montgomery Street. The project site is zoned C-3-O (Downtown Office) and is within a 300-S height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Steven Vettel, Morrison & Foerster LLP, phone: (415) 268-6171

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Section 15332]
Class Number 32
X General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS: See reverse side.

Contact Person: Art Aguilar Telephone: (415) 558-5973

Date of Determination:

May 31, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Steven Vettel, Project Sponsor
Diane Filippi, SPUR
Supervisor Chris Daly – Board of Supervisors, District 6
Dan Dibartolo, Planning Department
Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File
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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site had the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to inclusion on the City's unreinforced masonry building (UMB) survey as a "Priority 2" building, a Category V (unrated) building under the Downtown Plan, and a "C" (contextual significance) rating on San Francisco Heritage's survey of historic San Francisco buildings. Additionally, the building is directly adjacent to the New Montgomery-Second Street Conservation District. In a memorandum dated April 18, 2005, Planning Department staff reviewed the proposed project and determined that the existing building at 652-654 Mission Street is not considered an historic resource for the purposes of CEQA evaluation.[1] The existing building has undergone some major alterations over the years. Two of the three original second floor window openings, a pair of cast iron columns on the ground level, brick cladding, and a simple brick decorative roof cornice, are the remaining character defining features of the front building façade. The original wood double-hung window frames on the second floor and the original storefronts have been removed and replaced, and the westernmost second floor window opening has been infilled with masonry material, leaving visible only a silhouette of the original window opening profile. The rear façade retains some of its original features such as the brick cladding and five of the eight original window openings. Three of these windows were infilled during seismic strengthening. Additionally, visually obtrusive diagonal seismic bracing was added at the front entrance, permanently and significantly detracting from the building's original historical character. Due to significantly impaired integrity, the property does not appear to be an historical resource.

Regarding the adjacent New Montgomery-Second Street Conservation District, the proposed project design is of its own time and is in scale and compatible with the character of adjacent historic structures and conservation districts without creating a false sense of history. Therefore the proposed new building will not adversely impact any surrounding historical resources.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 32 and the General Rule Exclusion.

CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site is within the C-3-O (Downtown Office) zoning district and a 300-S height and bulk district, where the proposed office and public assembly uses are principally permitted uses. Per Sections 219 and 221 of the San Francisco Planning Code, professional and business offices and public assembly uses are principally permitted uses in the C-3-O zoning district, respectively. At a proposed 55 feet in height, the proposed project would comply with the 300-S height and bulk district. The proposed project would be consistent with the *General Plan* and with the zoning designation.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

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[1] Memorandum from Adam Light, Preservation Technical Specialist, to Art Aguilar, Major Environmental Analysis. April 18, 2005.

The proposed project site, located in downtown San Francisco, is within a highly developed area of San Francisco. Thus, the proposed project would be characterized as an in-fill development substantially surrounded by urban uses. The project site size is approximately 3,240 square feet, or 0.07 acre.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The existing building on the project site completely covers the lot. No endangered, rare, or threatened species are known to inhabit the project site, and no habitat has been identified on the project site.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The proposed project would provide a mix of office and public assembly uses. There would be approximately 4,835 gsf of office use and approximately 5,246 gsf of public assembly use.

Based on the trip rate for office use in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed 4,835 gsf of office use on the third and fourth floors would generate approximately 88 daily person-trips, including about seven daily person-trips during the p.m. peak hour. These seven p.m. peak-hour person-trips would be distributed among various modes of transportation, including about three automobile person-trips and four transit trips. Using a vehicle occupancy rate from the *Transportation Impact Analysis Guidelines for Environmental Review*, the proposed office use would generate approximately one vehicle-trip during the p.m. peak-hour. Mode split data and vehicle occupancy rate for office use were obtained from the *Transportation Impact Analysis Guidelines for Environmental Review* values for the C-3 (downtown) district.

The *Transportation Impact Analysis Guidelines for Environmental Review* has no specialized trip generation rates for the proposed public assembly uses on the first and second floors. The San Francisco Planning and Urban Research Association has programmed events throughout the day. The total maximum visitors to the building at one time would be expected to be approximately 150 persons. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review*, the Planning Department evaluates conditions in the p.m. peak-hour during the weekdays in determining the significance of an adverse environmental impact. Using a conservative rate of 150 person-trips during the p.m. peak-hour, the proposed public assembly use would generate approximately 49 automobile person-trips, 87 transit trips, nine walking trips, and five "other" trips, which includes bicycling, during the p.m. peak-hour. Using a vehicle occupancy rate from the *Transportation Impact Analysis Guidelines for Environmental Review*, the proposed public assembly use would generate approximately 21 vehicle-trips during the p.m. peak-hour. Mode split data and vehicle occupancy rate were obtained from the *Transportation Impact Analysis Guidelines for Environmental Review* values for the C-3 (downtown) district.

In total, the proposed project would generate approximately 22 vehicle-trips during the p.m. peak hour. The estimated project-generated increase of 22 vehicle-trips during the p.m. peak hour would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be undetectable to most drivers. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and to other land use and development changes in the region.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. The proposed project would not involve pile driving and would not create any pile-driving noise impacts. Because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Shadows

Section 295 of the San Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. To determine whether this project would conform to Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis determined that the project shadow would not shade public areas subject to Section 295[2]. Because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the proposed construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

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[2] A copy of the shadow fan analysis is available for review by appointment at the Planning Department, 1660 Mission Street, as part of case file 2004.0774K.

Conclusion

The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The proposed project would be exempt under both the General Rule Exclusion and the Class 32 exemption, independently. For the reasons above, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: Art Aguilar, Major Environmental Analysis Unit

CC: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
✓ Historic Resource Impact Review File

FROM: Adam Light, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: April 18, 2005

RE: **652-654 Mission Street**
Block 3707, Lot 19
Case No. 2004.0774E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
   The proposal is to demolish an existing two-story-over-basement reinforced brick masonry commercial building constructed in 1909, and replace it with a four-story-over-basement contemporary office building.

2. **Property Description**
   The existing property is a two-story-over-basement, seismically reinforced masonry commercial building constructed in 1909, and has been extensively remodeled over time. The subject building is located on an approximately 3,200 square-foot lot, measuring approximately 40 feet by 80 feet. The building covers the entire lot, and fronts on both Mission Street and Ambrose Bierce Street (a.k.a. Aldrich Street).

3. **Historic Rating/Survey**
   This building was determined to be a Category V (Unrated) building under the Downtown Plan, has a C ("Contextual" significance) rating on San Francisco Heritage's survey of historic San Francisco buildings, and is listed on the City's unreinforced masonry building (UMB) survey as a "Priority 2" building. The building is not located in any historic district or conservation district, although it is adjacent to the New Montgomery-Second Street Conservation District.

4. **Historic District/Neighborhood Context**
   There are a number of finer old buildings within the immediate vicinity of the project site. Due to its understated utilitarian design, and even more significantly, numerous alterations over the years, the subject building does not reflect the higher quality of architectural composition and detailing of its finer neighbors.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statues and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category B, Properties Requiring Further Consultation and Review.** (Properties which do not meet the criteria for listing in A, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. **Persons:** It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION / ANALYSIS

1. History

The Planning Department database contains no historic information on the subject property other than the construction date of 1909, and the name of the builder, William H. Berstels. Research by the Project Sponsor only produced a list of subsequent property owners, and did not reveal the property's association with any significant events or persons since its 1909 construction date.

2. **Period of Significance**
1909-1913

3. **Character-Defining Features**
The prominent architectural features of this building are few, due to the amount of alterations that have occurred to the subject building over the years. Two of the three original second floor window openings, a pair of cast iron columns on the ground level, brick cladding, and a simple brick decorative roof cornice, are the remaining character defining features of the front building façade. The original wood double-hung window frames on the second floor and the original storefronts have been removed and replaced, and the westernmost second floor window opening has been infilled with masonry material, leaving visible only a silhouette of the original window opening profile. The rear façade retains some of its original features such as the brick cladding and five of the eight original window openings. Three of these windows were infilled during seismic strengthening. Additionally, visually obtrusive diagonal seismic bracing was added at the front entrance, permanently and significantly detracting from the building's original historical character.

4. **Integrity**
The subject property has retained or lacks integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☐Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship,	☐ Retains	☒ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☐Retains	☒ Lacks
association.	☐Retains	☒ Lacks

The building has not been moved; therefore it retains its integrity in terms of its location. Also, the setting in terms of the neighborhood retains some integrity as well. In all other areas, the integrity of this building appears on balance to have been lost due to a number of alterations over the years, as described in Item No. 3 above.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine

- **Architecture: or** ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

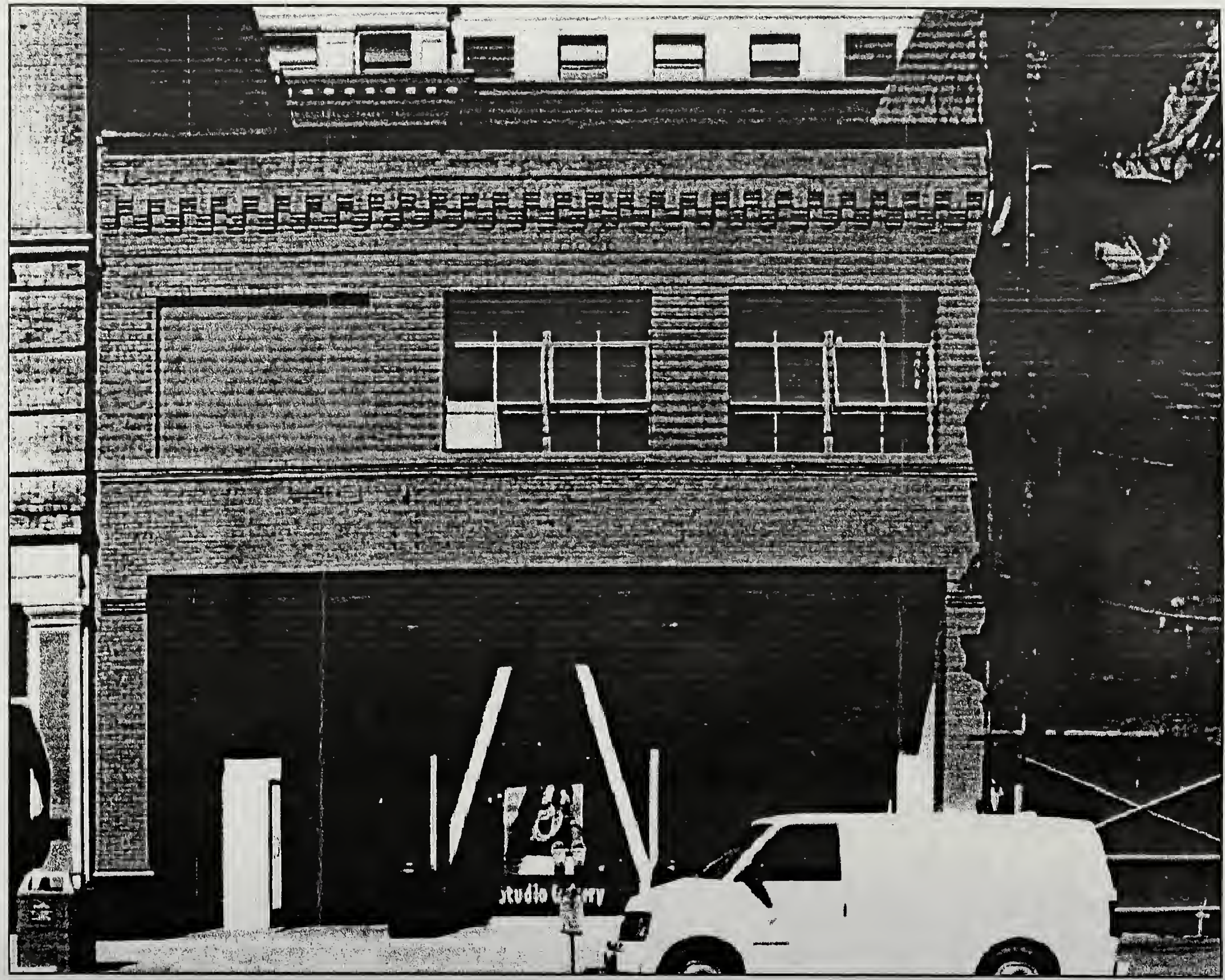
   Due to significantly impaired integrity, the property does not appear to be an historical resource.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**
   ☒ Not applicable

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

   The proposed project design is of its own time and is in scale and compatible with the character of adjacent historic structures and conservation districts without creating a false sense of history. Therefore the proposed new building will not adversely impact any surrounding historical resources.

654 Mission Street
Building Photo



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1172E

Location: 609 Sutter Street (Assessor's Block 0297, Lot 001)

City and San Francisco

Description of Nature and Purpose of Project: The proposed project is the installation of 152 window-mounted air conditioning units at the Marines Memorial Club & Hotel, located at 609 Sutter Street (Assessor's Block 0297, Lot 001), on the southwest corner of the intersection at Mason Street, on the block also bounded by Post and Taylor Streets. The air conditioners would not be installed at the street-level or mezzanine floors of the building. There is no change of use or other construction proposed. The property is located within the Kearny-Market-Mason-Sutter Conservation District, Downtown General Commercial (C-3-G) District, and 80-130-F Height and Bulk District. The Marines Memorial Club was constructed in 1927 and has a California Historical Resource Status Code of 3S, indicating it appears eligible for separate listing in the National Register. It is a designated as a Significant Building (Category I) in Article 11 of the Planning Code; the project would require approval of a Permit to Alter.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Arnie Lerner (Lerner + Associates Architects), (415) 863-5475, for Marines Memorial Club & Hotel

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301 (a)]
X General Rule Exclusion [State CEQA Guidelines, Section 15061 (b)(3)]

REMARKS: See reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:

May 31, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Arnie Lerner, Project Contact
Michael Allen, Marines Memorial Building
Mark Luellen, NE Quadrant Team Lead
Historic Distribution list
M. Oropeza-Singh/Bulletin Board
L. Fernandez/M.D.F., Exemption/Exclusion File

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REMARKS (continued from previous page):

The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The Marines Memorial Club & Hotel building at 609 Sutter Street, which was designed as the Women's Club of San Francisco in 1923, has a number of historical designations that give the building and setting consideration pursuant the CEQA. The structure is a Category I, Significant Building, as designated in Article 11 of the Planning Code, and is also listed in the Appendix of *Here Today*, both of which are adopted local registers of historic resources, and thus is defined as an historical resource under CEQA. The structure is also within an Article 11 designated historic Conservation district, presumed to be significant, the Kearny-Market-Mason-Sutter Conservation District. According to Department review, the structure appears to retain its historic integrity, thus confirming its continuing eligibility for these registers.

Planning Department staff determined that the project as proposed may not be fully consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards)* (See attached).[1] Therefore, the Planning Department further evaluated the project to determine whether it would result in a substantial adverse change to the historical resource, its material impairment, by adversely affecting its eligibility for registry.

The proposed project is the installation of 152 window-mounted air conditioning (A/C) units to hotel rooms at the third story and above floors. An earlier design concept, prior to environmental review, was to disguise the A/C units with decorative grills or balconies, however this proposal was rejected in favor of the proposed project, in order to minimize the visual and material impact of the A/C installation. The project would mount the A/C units to one window of each room by using accordion style fittings to hold the unit in place, screws to attach each unit to the window frame, and a single leg descending from each unit to support the unit over the masonry windowsill. The proposed installation would not result in any exterior attachments or penetrations to the brick sills, in order to avoid any potential for future water seepage and masonry deterioration. Because the installation would not be done in a manner that would cause potential material deterioration of the sills, and because the installations would be fully reversible, the installation of the A/C units could not have a potentially permanent adverse environmental effect.

Although the project would "paint out" the air conditioning units to match the existing fenestration trim on the building and minimize their visual impact, the units would unavoidably introduce another element to the pattern of the window openings on the building façade. The Department finds that the existing window pattern helps define the hotel's overall character and that the A/C units as proposed alter the visual pattern of building fenestration. The Department first recommends alternative cooling systems, such a building-wide HVAC system, which has been rejected by the sponsor as economically not viable for the small non-profit hotel business, and second to place the A/C units on only the south and west elevations of the building, facades which receive the most light and are not primary elevations.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Leigh Kienker, Major Environmental Analysis. February 11, 2005.

The sponsor would need to submit for approval a Permit to Alter, pursuant to Section 1111.1(a) and (2) of Article 11 of the Planning Code. Although the Landmarks Board may take up discussion of whether the project could be improved to lessen impacts upon the way the building is "read" individually or within the District, none of the above methods for installation of air conditioning equipment would be considered to have a significant adverse effect pursuant to CEQA because the changes proposed are either not permanent and are fully reversible (window-mounted A/C units) or completely invisible to the street (HVAC).

CEQA State Guidelines Section 15301(a) provides an exemption from environmental review for minor alterations to the exterior of existing facilities when the project involves no expansion of an existing use. The proposed project to add A/C units without impairing the integrity of the historic property or enlarging the hotel, would qualify for exemption from further CEQA review under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the project may not be fully consistent with the *Secretary of the Interior's Standards* by affecting the fenestration pattern of the upper stories of the building, the structure and the District's potential qualification for the California Register of Historical Resources would not be impaired, nor would its eligibility for the local registers of historical resources, because the addition of A/C units is typical and reversible. Because the project would not result in material impairment of the historical resource, by adversely affecting its eligibility for registry, the project would not result in a substantial adverse change in the significance of the historical resource pursuant to CEQA 15300.2(f).

There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under each of the above-cited classifications.

Background

A Notification of Project Receiving Environmental Review for the proposed ordinance was mailed out to interested parties on May 4, 2005 and no comments or concerns were received by the Planning Department. In general, opinions regarding whether the project should be approved are examined independently of the environmental review process.

The proposed air conditioning units would not expand development nor result in the removal, abatement, or demolition of any existing structures. For the above reasons, it can be seen with certainty that the project could not have a significant effect on the environment and the proposed ordinance is appropriately exempt under the General Rule Exclusion.

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MEMORANDUM

TO: Leigh Kienker, Major Environmental Analysis Unit

CC: MEA Review File
Maria Oropeza-Singh/Historic Resource Impact Review File

FROM: Mark Luellen, Preservation Technical Specialist

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **February 11, 2005**

RE: **609 Sutter Street**
Block 0297, Lot 001
Case No. 2004.1172E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. **Project Description**
Installation of window air conditioning units in upper story windows of the building on all elevations. The total count would be 152 units.

2. **Property Description**
The building by Bliss and Faville is a three part vertical block with differentiated end bays and Renaissance/Baroque ornamentation. Its finest ornamental feature is the projecting domed bay window over the entrance. The barrel-vaulted lobby had been partially remodeled. Differing internal functions are reflected by changes in fenestration. The top story is a later addition. Steel frame construction.

3. **Historic Rating/Survey**
The building is a Category I (significant) building under Article 11 of the Planning Code. It has a California OHP code of 3S (Appears eligible for NR as an individual property through survey evaluation). The property is also listed in Here Today and the Heritage Survey (B Major Importance).

4. **Historic District/Neighborhood Context**
The building is located in downtown San Francisco near many other tourist hotels and theaters. The Lower Nob Hill Apartment/Hotel District starts two lots west of the subject property.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to “historical resources” under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is a “historical resource” as defined in Section 15064.5(a)(3) or CEQA, and if it is a "historical resource", the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource". The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of a "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document entitled CEQA Review Procedures for Historical Resources defines three categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The subject building is a Significant building under Article 11 of the Planning Code and has a California OHP code of 3S (Appears eligible for NR as an individual property through survey evaluation) and therefore the property falls into the A.2 sub-category of the Planning Department's CEQA Review Procedures for Historic Resources document. This sub-category A.1 contains adopted local registrars and properties that have been determined to appear eligible, or which may become eligible for the California Register. The properties in sub-category A.2 are evaluated as historical resources for purposes of CEQA.

EVALUATION / ANALYSIS

1. **History**
   Design by the well-known San Francisco architectural firm of Bliss and Faville, the large private club building was originally designed for the Women's Club of San Francisco, which lost it in the depression. It has been known in recent years at the Marines Memorial Club. The Women's Club returned as tenants in 1952 as the Western Women's Club, and only disbanded in 1978. Plans for the building were under discussion as early as 1922 for the San Francisco City and County Federation of Women's Clubs. In 1923, a "Completive Design" by O.R. Thayer was published in the Architect and Engineer

2. **Period of Significance**
   1927

3. **Character-Defining Features**
   The tripartite division in a Renaissance inspired building sheathed in brick with stone trim. The tall arched windows in the second story from the top, the windows with the flat arch lintels with enlarged keystones. Of particular importance is the studied detailing of the lower sixty feet whose scale and vertical divisions are similar to the earlier 625 Sutter Street and the ornamental domed bay window over the entry

4. **Integrity**
   The subject property has retained integrity from the period of significance noted above, as follows:

location,	☒Retains	☐ Lacks
design,	☒Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks
workmanship,	☒ Retains	☐ Lacks
setting,	☒Retains	☐ Lacks
feeling,	☒Retains	☐ Lacks
association.	☒Retains	☐ Lacks

The building retains all seven aspects of integrity and appears to be in good condition.

DETERMINATION

1. **Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.**

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons**: or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐Yes ☐No ☒Unable to determine

The building is architecturally significant and contributes to the broad patterns of development in the area. It shares the same historic context as many buildings in the nearby Lower Nob Hill Apartment District.

2. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

The proposed installation of the window air conditioning units will obscure the window opening of the east and north elevations of which both are primary facades. The building's window openings help define its overall character by creating a distinct vertical rhythm and pattern that reinforces its tripartite composition. Additionally the building's differing internal functions are reflected by changes in fenestration size and pattern.

This proposal does not meet the following Standards:

Standard Number 2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard Number 9

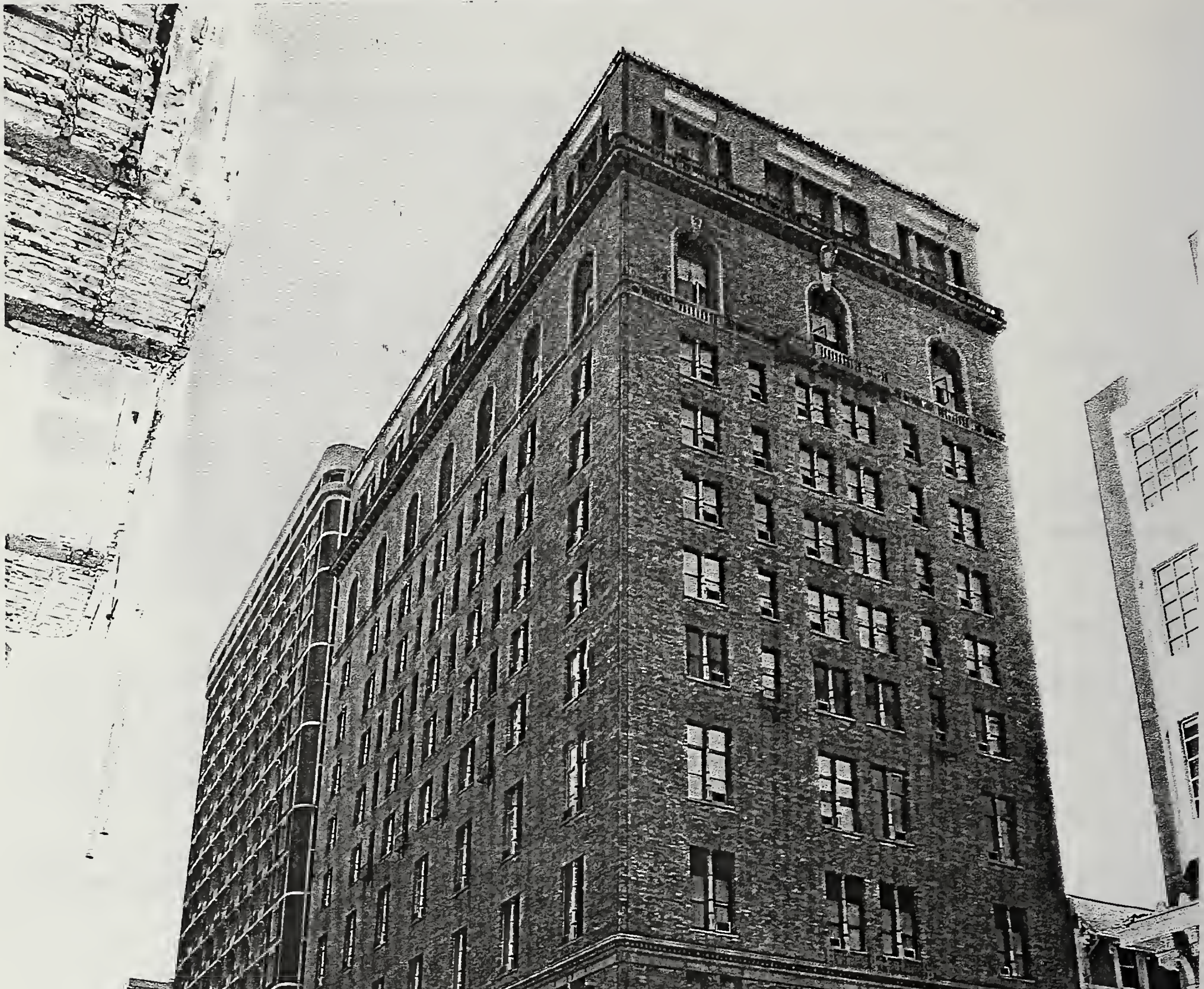
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

3. **If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

   Window air conditioning units should be considered only when other viable cooling systems would result in significant damage to historic materials. If there is no other viable option, the impact of the proposal could be reduced if the air conditioning units were placed only on the south and west elevations of building. These two facades receive the most direct sunlight and are not primary elevations.

4. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**
   ☐Yes ☒No ☐Unable to determine

MARINES MEMORIAL BUILDING
MOCK-UP OF NEW A/C UNITS ON SUTTER & MASON STREET ELEVATIONS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Lerner + Associates Architects

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.1308E, Two-Lot Subdivision and Construction of Two Mixed-Use Buildings
Location:	56-64 South Park Avenue (Assessor's Block 3775, Lot 50)
City and	San Francisco

Description of Nature and Purpose of Project: There is an existing 2,200 square foot (sq. ft.), two-story commercial building on the rear of the 6,240 square foot site. The lot is approximately 97.5 feet in length by 64 feet in width; the existing office building occupies the last 24 feet of the lot. The proposed project would demolish the existing building in the rear, subdivide the lot into two 3,120 square foot lots, and construct one building on each newly subdivided lot. Parcel 'A" (44-46 South Park Ave.) would consist of ground floor retail and space for design professional with one new residential unit. The new structure would be approximately 5,700 sq. ft. of occupied floor area. Parcel 'B' (54-58 South Park Ave.) would consist of ground floor retail with two residential units above. The new structure would be approximately 4,980 sq. ft. of occupied floor area. The new proposed buildings would be three-story over garage at approximately 40 feet in height. The garage access for the new buildings would be from Taber Place, a 20-foot wide alley behind South Park Avenue. The site is zoned SPD (South Park District) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Bruce Baumann, (415) 551-7884

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(3), 15303(b), 15303(c), and 15315]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:

June 10, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Bruce Baumann, Project Sponsor
Jon Purvis- SE Quadrant
Historic Resource List
Sue Hestor, Attorney at Law
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

There is currently a 2,200 sq. ft., two-story commercial building that is being occupied by the property owner for glass storage. Prior to that, the property had been vacant for two years. The proposed project would demolish the existing 2,200 sq. ft. commercial building in the rear, subdivide the lot into two 3,120 square foot lots, and construct one building on each of the newly subdivided lots. Parcel 'A', 44-46 South Park would include one residential unit over 2,400 sq. ft. of retail and space for design professional and two parking spaces. The occupied floor area of the building would be approximately 5,700 sq. ft. Parcel 'B', 54-58 South Park would include two new dwelling unit over 1,350 sq. ft. of retail and two parking spaces. The occupied floor area of the building would be approximately 4,980 sq. ft. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department has to determine whether the building located on the project site is a historical resource as defined by CEQA.[1] The existing commercial building was constructed in 1915. According to the historical evaluation, there do not seem to be any associations with either events or persons that would quality the building for listing on the California Register. The building does not appear to be a particularly fine or rare example of its architectural style, nor does it appear to contribute to a larger potential historic district. Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1, Class 3, and Class 15.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(3), or Class 1(l)(3), provides an exemption from environmental review for the demolition of up to three commercial buildings on sites zoned for such use. The proposed project would result in the demolition of one commercial building zoned for that use and therefore would be exempt under Class 1(l)(3).

Section 15315 or Class 15 provides an exemption from environmental review for minor land divisions in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, when no variances or exceptions are required, all services and access to the proposed parcels to local standards are available and the parcel does not have an average slope greater than 20 percent. The project would subdivide the 6,240 square foot site into two 3,120 square foot lots with no special conditions and therefore would be exempt under Class 15.

The proposed project would also involve the construction of two three-story mixed-use structures. 44-46 South Park would include a one residential unit over 2,400 sq. ft. of retail and space for design professional and two parking spaces. The occupied floor area of the building would be approximately 5,700 sq. ft. Parcel 'B', 54-58 South Park would include two dwelling unit over 1,350 sq. ft. of retail and two parking spaces. The occupied floor area of the building would be approximately 4,980 sq. ft. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures for up to six dwelling units. Section 15303(c) or Class 3(c) provides an exemption for new commercial buildings in urbanized areas, provided the new development does not involve the use of significant amounts of hazardous substances, does not exceed 10,000 square feet in floor area, is located on a site zoned for such use where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The combined 3,750 sq. ft. of commercial uses would not involve significant amounts of hazardous substances and would not exceed 10,000 square feet in floor area. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed retail and space for design professionals would be exempt under Class 3(c).

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[1] Memorandum from Winslow Hastie, Preservation Planner, *Historical Resource Evaluation Response for 56-64 South Park,* May 10, 2005

Therefore, the proposed project is exempt from environmental review under Classes 1(l)(3), 3(b), 3(c), and 15. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

Project Address: 56-64 South Park
Block: 3775 Lot: 050
Case No.: 2004.1308E
Date of Review: 5-10-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Bruce Baumann
Company:
Address: 1221 Harrison St., 94103
Phone: 551-7884
Fax:
Email: bruce@baumannassociates.com

Owner
Name: Scott Pelichoff
Company:
Address: 164 Townsend St., Suite 4, 94107
Phone: 305-8234
Fax:
Email:

PROPOSED PROJECT
X Demolition
☐ Alteration

Project description:
Demolish existing two-story commercial building and construct two new mixed-use buildings.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
A mix of light industrial and residential uses, mixed in scale and character, surrounding South Park.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes X No ☐Unable to determine
- **Persons:** or ☐Yes X No ☐Unable to determine
- **Architecture:** or ☐Yes X No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This building has no architectural style or features, and it does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes **X** No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature Neil Hart
Preservation Coordinator

Date: 10 May 2005

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0415E
Location: 39 Chattanooga Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project would construct an addition to an existing single-family residence without off-street parking, to accommodate two dwelling units and two parking spaces (one with independent access). The existing 840-square-foot (sq.ft.), one-story-over basement, single-family residence is approximately 14 feet tall. The proposed addition would expand the existing site development to contain two dwelling units (approximately 1,299 sq.ft. and 2,695 sq.ft. = 3,994 total sq.ft., a net increase for the site of approximately 3,154 sq.ft.). The project would (1) raise the existing one-story-over-basement, single-family dwelling approximately seven feet in height, and move it forward, reducing the existing 20-foot front setback to approximately 10 feet; (2) demolish the existing rear 20-foot extension (kitchen/porch/stairs), (3) construct a new three-story-over-basement addition with an allowable 12-foot extension of one-story-over basement at the rear and (4) establish two dwelling units on the property. The finished height of the existing building would be approximately 21 feet to the midpoint of the pitched roof. The finished height of the addition at the rear would be approximately 30 feet to the top of the sloped roof. The project would modify the front façade of the existing building to accommodate a new entrance and a nine-foot-wide garage opening. The approximately 3,250-sq.-ft. project site, (Assessor's Block 3619, Lot 077), is located on the east side of Chattanooga Street, on the block bounded by Church, 21st, Dolores and 22nd Streets. The site is within an RH-2 (Residential, House, Two-Family) Use District and a 40-X Height and Bulk District

105 Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David Haun, Haun Design, at 415-285-4208, for John Williams, Project Sponsor

EXEMPT STATUS:
X Categorical Exemption: State CEQA Guidelines, Section(s) 15301(e)(2), Existing Facilities.

REMARKS: The existing structure at 39 Chattanooga Street, is not rated in any Planning Department, or other San Francisco Survey for architectural merit or historic importance, is not a landmark, and is not included in an historic district. It is not listed on the National Historic Register of Historic Places. However, the Planning Department Preservation Technical Specialist requested further research regarding the structure,

(Continued on second page.)

Contact Person: Carol Roos Telephone: 558-5981

Date of Determination:
June 13, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: David Haun, for Project Sponsor
Tina Tam
Sara Vellve
Distribution List/Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks, continued:

particularly due to its construction period, which is probably the 1860's, to determine whether or not the property is an historic resource for the purposes of the California Environmental Quality Act (CEQA). Additional research was performed.[1] (Please see the attached Historic Resource Evaluation Response, dated January 28, 2005,)

The resulting documentary evidence, as well as physical evidence at the site, places the existing structure, as possibly the oldest building in Noe Valley, and one of approximately a dozen remaining residential buildings dating from the 1860's, in San Francisco. In evaluating whether or not the proposed project is exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated January 28, 2005, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant standards of the federal Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings, and that the project would not have a significant adverse affect on the historic resource.[2] This determination was based on the fact that the proposed alterations are designed in such a way that the size, scale, proportions, and massing of the existing building would be preserved.

The Historic Resource Evaluation Response, prepared for the project, describes the property as an historical resource. According to the Historic Resource Evaluation Response, the changes that have occurred to the site over time have not significantly altered the building's integrity and do not diminish its historic fabric. The building appears to be generally structurally sound, but with outdated mechanical systems. Department staff believes that the existing dwelling qualifies for the California Register of Historical Resources under Criteria 3, Embodies the distinctive characteristics of a type, period, region, or method of construction. Thus, any changes to the dwelling must be consistent with the federal Secretary of the Interior's Standards,[3] or further environmental review pursuant to CEQA would be required.

As referenced in the first Historic Resource Evaluation, 39 Chattanooga Street derives its significance from its architecture. Character-defining features include the Italianate style façade; the original six- over-six-pane-window; the twenty-four-inch on center 2' X 10" floor framing and the six-inch-wide floor boards.[4]

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[1] Historic Resource research for 39 Chattanooga, Case No. 2003. 0415E includes the following:

- Report on the Historic Nature of 39 Chattanooga Street, submitted by David Haun, Haun Design, Project Sponsor's Representative, September 9, 2003.
- Tina Tam, San Francisco Planning Department, Preservation Technical Specialist, 39 Chattanooga Street, Historic Resource Evaluation Request; May 13, 2003.
- Tina Tam, San Francisco Planning Department, Preservation Technical Specialist, #9 Chattanooga Street, Historic Resource Evaluation Response (No. 2); June 16, 2004.
- Carey & Co., Inc., Architecture, 39 Chattanooga Street, San Francisco, California, Evaluation Report for Compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties; December 15, 2004, and
- Tina Tam, San Francisco Planning Department, Preservation Technical Specialist, 39 Chattanooga Street, Historic Resource Evaluation Response; January 28, 2005.

[2] Tina Tam, San Francisco Planning Department, Preservation Technical Specialist, 39 Chattanooga Street, Historic Resource Historic Resource Evaluation Response, January 28, 2005.

[3] Weeks, Kay D. and Anne E. Grimmer, The Secretary of the Interior's Standards for the Treatment of Historic Properties: with guidelines s for preserving, rehabilitation, restoring and reconstruction historic buildings; Washington, D. C: Government Printing Office, 1995. Also available on line at www.cr.nps.gov/hps/tps/secstan1

[4] Tina Tam, San Francisco Planning Department, Preservation Technical Specialist, 39 Chattanooga Street, Historic Resource Evaluation Request, May 13, 2003.

Based on factors such as historical significance, physical condition, proposed use, and intended interpretation, rehabilitation is the approach considered for the treatment of this historic property.

The Planning Department Technical Specialist memorandum[5] concluded that the proposed project would repair, update and expand the existing dwelling and add a second unit on the property while preserving the portions or features that convey its historical and architectural significance. As the existing dwelling was originally two stories in height and the lower floor was sited below the street when Chattanooga Street was graded, the proposal to restore the front façade and expose the lower floor would return the dwelling to its historic, two-story appearance. While the existing dwelling would be moved ten feet closed to the front property line, a setback of ten feet would still remain. All new features that would be added to the façade are based on documentation and site reconnaissance. The proposal would retain and preserve the existing dwelling. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property would be preserved. The project would replace non-original windows on the main floor with new trim and double hung windows, similar in design and character to the original six-over-six-pane window on the lower floor. Original siding would be retainied while damaged portions would be recreated to match the existing. The original six-over-six pane window would be relocated slightly south to accommodate a new entry door. While the project would construct a new three-story-over-basement horizontal extension and a new one-story-over-basement rear yard extension, the bulk of the new addition would be primarily limited to the back of the property, and no vertical addition would constructed on the rehabilitated 26-foot-wide by 25-foot deep dwelling. Those parts of the new addition that would be higher than the rehabilitated building would be set back between 25 and 35 feet from the front building wall and would be mostly screened by the existing parapet. The new addition would be compatible with the materials, massing and scale of the property. Regarding the front facade, the introduction of a new garage opening to a historic property is not uncommon. The proposed alteration of the historic property and new addition at the rear of the property would not substantially impair the essential form and integrity of the historic property and its environment.

Thus, the impacts resulting from the changes would be minimal and would not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling and association. As the proposed project would possess most of these aspects, staff believes the project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The changes that would occur to the site would not significantly alter the building's integrity or diminish its historic fabric. Thus, subsequent to the completion of the project as proposed and described in the memorandum, the property would still qualify to be eligible as an historical resource for listing in the California Register.

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet; the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the existing single-family residence at 39 Chattanooga Street. The addition would not exceed 10,000 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances and specifically provides, in Section 15300.2(f), that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is an historical resource under CEQA as discussed above, after analyzing the proposed project Planning Department staff concluded that it would not cause a substantial adverse change in the property -- an historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project is therefore exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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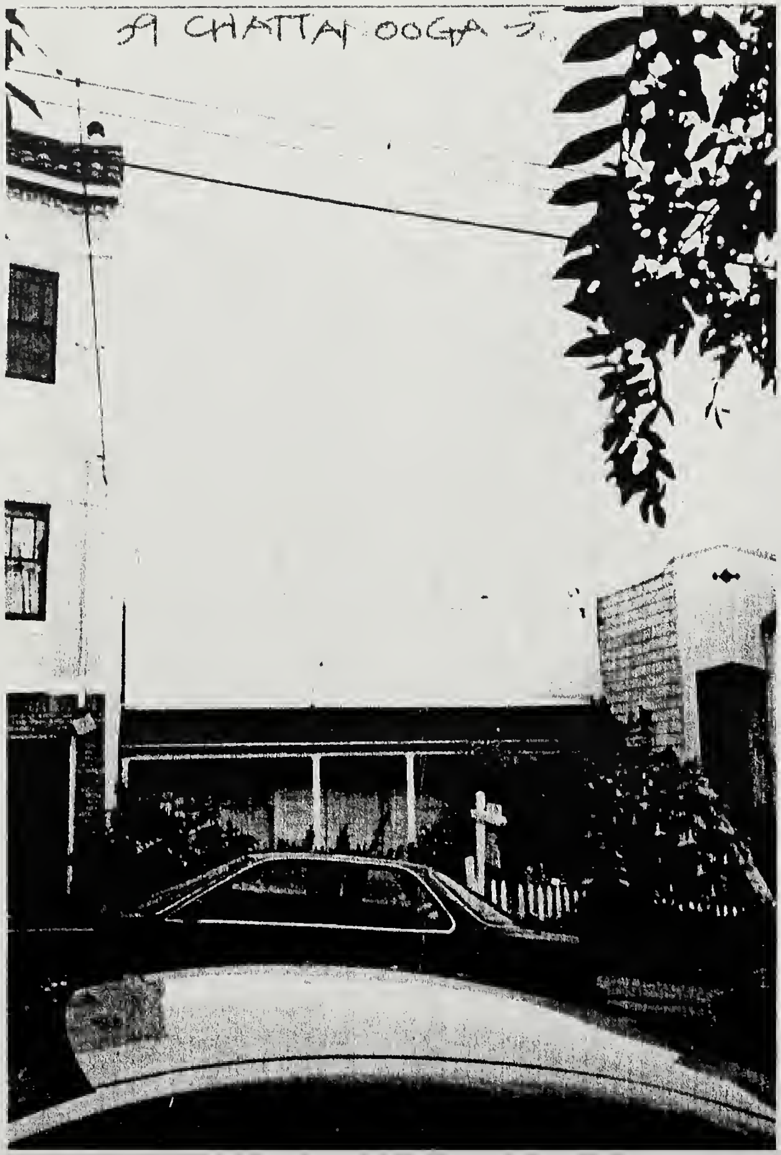
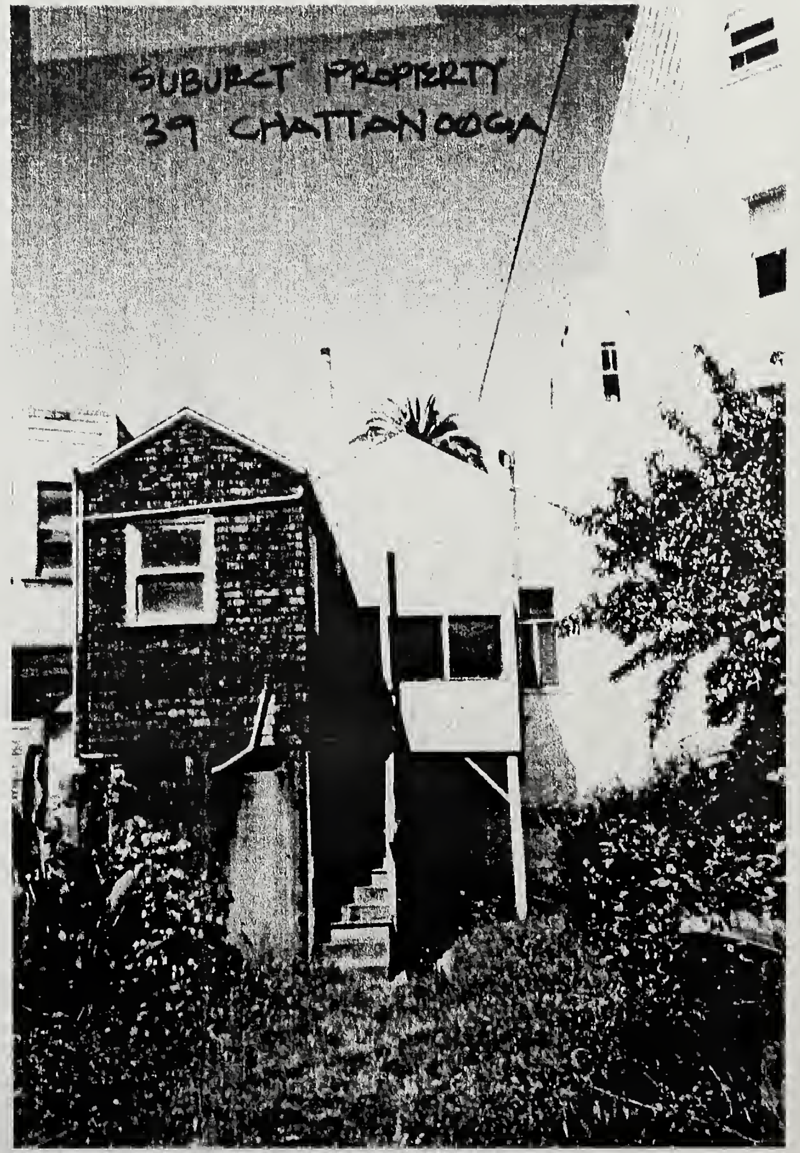
[5] Tina Tam, San Francisco Planning Department Preservation Technical Specialist, 39 Chattanooga Street, Historic Resource Evaluation Response; January 28, 2005.


59 CHATTANOOGA S.


SUBJECT PROPERTY
39 CHATTANOOGA

39 Chattanooga

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MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
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MEMORANDUM

RECEIVED
JAN 31 2005
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TO: **Art Aguilar, Major Environmental Analysis**

CC: Sara Vellve, Case Planner
Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning / Preservation Coordinator

DATE: **January 28, 2005**

RE: **39 Chattanooga Street**
Block 3619, Lot 77
2003.0415E
Historic Resource Evaluation Response

Project Description

The project as shown in plans dated December 13, 2004, is to (1) raise the existing one-story-over-basement, single-family dwelling and move it forward with a setback of 10 feet from the front property line, (2) demolish the existing rear 20-foot (kitchen/porch/stairs) extension (3) construct a new two- and four-story rear horizontal extension with a setback of 25 feet from the front building wall and 44 feet from the rear property line, and (4) convert the existing single-family dwelling to a two-family dwelling. The project also proposes to modify the front façade to accommodate new entrances for the additional dwelling unit and a two-car garage. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Environmental Review

For the purposes of the California Environmental Quality Act (CEQA), the building is considered a property that is an historical resource. As mentioned in the first Historic Resource Evaluation Response, the documentary evidence as well as the physical evidence found in 39 Chattanooga Street would place the structure as a contender, along side 3780-23rd Street, to be the oldest building in Noe Valley, and one of the dozen or so remaining residential buildings from the 1860s in San Francisco. The changes that have occurred to the site over time have not significantly altered the building's integrity, and do not diminish its historic fabric. Based on Staff's visual inspection during a site visit conducted on May 2, 2003, the building appears to be generally structurally sound, but with outdated mechanical systems. Staff believes that the existing dwelling qualifies for the California Register of Historical Resources under Criteria 3

(Embodies the distinctive characteristics of a type, period, region, or method of construction) and therefore, any changes to the dwelling shall be consistent with the Secretary of the Interior's Standards.

This memorandum is an evaluation of the plans in accordance with the Secretary of the Interior's Standards.

Project Analysis

As referenced in the first Historic Resource Evaluation, 39 Chattanooga Street derives its significance for architecture. The character-defining features are the following: (1) Italianate style façade; (2) the original 6-over-6-pane-window; (3) the twenty-four inch on center 2 by 10 floor framing and the six inch wide floorboards. According to the National Park Service (NPS), there are Standards for four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. The following is a brief definition and summary of the four approaches:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Based upon factors such as historical significance, physical condition, proposed use, and intended interpretation, rehabilitation is the approach considered for the treatment of this historic property. Rehabilitation is the most flexible approach when it comes to the enhancement of property values, the stabilization of neighborhoods and areas of the city, and the increase of economic and financial benefits to the city and its inhabitants, while still protecting, enhancing, and perpetuating the use of an historic property.

There are ten standards for rehabilitation. The following is a review and analysis of the proposed project in accordance to these standards:

Standard No. 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

While the project proposes to convert the single-family dwelling to a two-family dwelling, there is no change to the actual use of the property. The use of the property will remain as residential dwelling. The zoning district is RH-2 (Residential, House, Two-Family) and the neighborhood contains both a mix of single- and two-family dwellings.

Standard No. 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The project proposes to lift the existing dwelling 7 feet from grade and move the existing dwelling approximately 10 feet three inches closer to the front property line. Since the existing dwelling is originally constructed two stories in height and the lower floor was sited below the street only when the Chattanooga Street was graded, the proposal to restore the front façade and expose the lower floor will return the dwelling back to its historic two-story appearance on the street.

While the front setback will be reduced from approximately 20 to 10 feet, there is no significant change to the location and setting of the dwelling. There still remains a generous setback of 10 feet at the front of the dwelling, when compared to the average setback of the adjacent dwellings and the required front setback of three feet.

Standard No. 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project proposes to remove the existing porch (not original or distinctive to the dwelling) and retain and restore the existing dwelling to its 1860s appearance. There are no conjectural features or elements from other historic properties being added to the property. All new features added (cornice and brackets) to the façade are based upon documentation and site reconnaissance as described in a report prepared by Carey and Co. Inc., dated December 15, 2004.

Standard No. 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposal is to retain and preserve the existing dwelling.

Standard No. 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The twenty-four inch on center 2 X 10 floor framing and the six inch wide floorboards are distinctive materials and finishes that are preserved in the proposed project. The centered entrance and hall layout of the existing main floor plan will remain intact and the new addition will be entirely at the rear of the property. The main floor framing system and the existing roof form and design of the original dwelling will not change. Because the property is considered an historical resource, the State Historical Building Code will be used.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project proposes to replace the non-original windows on the main (second) floor with new wood hood trim and double hung windows, similar in design and character as the original 6-over-6-pane-window found on the lower (first) floor. The original horizontal clapboard siding with cut nails will be retained while the damaged portions will be recreated to match the existing. The original 6-over-6-pane-window will be relocated slightly to the south on the first floor in order to accommodate the placement of a new entry door.

On December 15, 2004, the Project Sponsor also submitted to the Department a report documenting the physical conditions (both interior and exterior) and identifying the original and non-original features of the property to be preserved. The existence, dimensions, and placement of many of the architecture features and details are based on physical evidence on the property such as paint scars and shadows, infilled openings, and actual decorative trim recovered on site.

Standard No. 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are no damaging treatments proposed.

Standard No. 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There is no evidence of archeological resources on the site.

Standard No. 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

While the project proposes to construct a new four-story, 26 feet in width by 34 feet in depth horizontal extension, as well as a new two-story, 12-foot deep "pop-out", the bulk of the new addition is primarily limited to the back of the property. In fact, no vertical addition will be constructed on any portion of the rehabilitated 26-foot wide by 25-foot deep dwelling. Those portions of the new addition that are higher than the rehabilitated building will be setback between 25 and 35 feet from the front building wall and will be mostly screened by the existing tall parapet. The new addition will have a flat roof to both mitigate for any potential visual impacts as well as to differentiate the new from the pitched roof form on the historic portion of the building. While the rear façade will have a modern architectural vocabulary and detailing, the addition is compatible with the materials, massing, and scale of the property. In regards to the front façade, the introduction of a new garage opening to a historic property is common. The new sectional garage door, to match the front façade siding will be narrow (only 9 feet in width), setback more than 10 feet from the front property line, partial depressed into the ground, and located in the general area where two openings already exist on the same elevation.

Standard No. 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed alteration of the historic property and new addition located at the rear of the property will not substantially impair the essential form and integrity of the historic property and its environment. As discussed in this report, there are no significant negative impacts to the character-defining features of the property as a result of this project.

Conclusion

The proposed project will repair, update and expand the existing dwelling and add a second unit on the property while preserving the portions or features that convey its historical and architectural significance. The impacts resulting from the changes are minimal and will not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Since the proposed project will possess most of these aspects, Staff believes the project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The changes that will occur to the site will not significantly alter the building's integrity or diminish its historic fabric. Hence, subsequent to the completion of the project as proposed and described in this report, the property will still qualify to be eligible as an historical resource for listing in the California Register.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.1248E
Location: 732 - 16th Avenue (Assessor's Block 1658, Lot 025)
City and San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 1,000-square-foot (sf), two-story home with rear basement, and construct a new four-story structure for two residential units, totaling approximately 4,600-gross-square-feet (gsf). The existing building on the project site is a wood frame single-family dwelling with garage. The proposed new residential building would have two units of approximately 2,300-gsf each, one at the ground and second floors, the other at a third and a smaller fourth penthouse floor. The new building would be approximately 29-ft in height at the street frontage with fourth floor, set back 15 feet from the street, to be 36-ft in height. The existing home has a single-car garage. The proposed structure would have a two car-wide garage, using the existing single-width curb cut for accessing the new garage. The 3,188-sf project site (Assessor's Block 1658, Lot 025) is located mid-block on the east side of 16th Avenue, adjacent to the Argonne Nursery School (750 16th Avenue), in the Inner Richmond District neighborhood. The site is zoned RH-1 (House, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tony & Tuon Chung, Owner (415) 751-0528; Hawk Lee, Architect/Engineer (415) 681-6325; Eve Hodson, Quickdraw Permitting, (415) 552-1888

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(1)(1) and 15303(b)]
Class Numbers 1 and 3

REMARKS: See reverse side.

Contact Person: Leigh Kienker
Telephone: (415) 558-5970

Date of Determination:
June 22, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Project Sponsor
Historic Distribution list
M. Oropeza-Singh/Bulletin Board
L. Fernandez/M.D.F., Exemption/Exclusion File
Sue Hestor

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site would not be considered an historical resource pursuant to CEQA.[1] The existing building on the project site is a wood frame single-family dwelling with garage. The sponsor's application represents the existing building as a two-unit building with two-car garage; however, the only building permit that evidenced the change in occupancy was for aluminum window replacement and the permit expired in 1993. The sponsors would construct a code-compliant building for two residences of approximately four bedrooms each. Through the sponsor, supplemental information regarding the property history was provided to the Department.[2] The existing building on the project site was constructed in 1908. The existing structure and its permit history were evaluated, and the Planning Department has determined that it would not be considered an historical resource pursuant to the CEQA (see attached Historic Resource Evaluation). The Department found that while the existing structure retains integrity, or authenticity of such features as its original design and materials, it lacks the necessary historic significance to be considered for eligibility for the California Registry of Historical Resources, either by itself or by belonging to a potential district of resources. It is noted that buildings on the same side of the street vary greatly in architectural character, while a developer's block occupies the side opposite. The existing structure is not within an historic character area or historic district. For these reasons, the property does not appear eligible for listing on the California Register individually or as a contributor to an historic district.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a 1,000-sf single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 4,600-sf, four-story two-unit residential structure. CEQA Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residence, not to exceed six units in an urbanized area. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed construction is adjacent to a nursery school. As part of standard construction practices, the builder would be required to minimize dust and noise associated with project construction, and as regulated by the statutory requirements of the Department of Building Inspection (DBI) and San Francisco Police Department. The demolition would not constitute a significant adverse impact. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects.

For all the above reasons, the proposed project is appropriately exempt from environmental review under Class 1 and Class 3.

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[1] Memorandum from Moses Corrette, Preservation Technical Specialist, to Leigh Kienker, Major Environmental Analysis. May 20, 2005. Attached.

[2] Supplemental Information for 732 – 16th Avenue. Prepared by Eve Hodson, Quickdraw Permitting, submitted February 28, 2005. This information is available for review by appointment at 1660 Mission Street, San Francisco, Case No. 2003.1248E.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Leigh Kienker

Project Address: 732 16th Ave.
Block: 1658 Lot:25
Case No.: 2003.1248E
Date of Review: May 20, 2005

Planning Department Reviewer:
N. Moses Corrette
415-558-6295
Moses.Corrette@sfgov.org

Preparer / Consultant
Name: Eve Hodson
Company: Quickdraw Permit Consulting
Address: 60 Otis Street, SF, CA 94103
Phone: 415-552-1888
Fax: 415-552-1889
Email: quickdrawpc@yahoo.com

Owner
Name: Tony & Tuon Chung
Company:
Address: 732 16th Avenue
Phone: 415-751-0528
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
An alteration by the Building code, the project will retain only a small portion of the existing building.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
No apparent district in the area.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Buildings on the same side of the street vary greatly in architectural character, while opposite seems to be a developer block.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: While the building may have integrity, it seems to lack the necessary significance for California Register eligibility.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Neil Hart, Preservation Coordinator

Date: 5/23/5

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

Historical Resource Evaluation – Request for Information
Category 2: Demolition Proposed; Building over 50 Years of Age – Supplemental Information

Address: 732 – 16th Avenue

Block No. 1658 **Lot No.** 025

Date of Construction: 1908 circle one: **Actual** **Estimated**

Source for date, or basis for estimate: San Francisco Building Department Building Permit application, San Francisco Water Department PUC application for service installation.

Architect/Builder: none

Original Owner: W.H. & Annie Laurie Masters

Subsequent Owner: H. Elmerich (1926); Harry & Grace Morgan (1926 – 1929); Amasa & Anne E. McComber (1929 – 1979); Slyvia McComber (1979 – 1988); and Tony Chung & Trien Xen (1998 – present)

Historic Name: none

Common Name: none

Original Use: single-family residence

Present Use: single-family residence

Has the building been moved? If yes, provide date: N/A

- **Original Location:** N/A

Architectural Style: wood frame, pitched roof

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

1. **Property Description**
   - Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures
2. **History**
   - Provide a written description of the history of the property, including any association with significant events or persons.
3. **Construction History**
   - Provide a written description of all alterations to the property. Attach copies of all available building permits.
4. **Photographs**
   - Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the block face, and facing buildings
   - Provide historic photographs, if available
5. **Other Information**
   - Attach available information that may provide information that will help to determine whether the property is an historic resource, such as historic Sanborn Maps, drawings, newspaper articles and publications.

Historic Survey Information:

The Property is *(mark all that apply):*

No	Constructed prior to 1906 Earthquake
No	Listed in the 1976 Architectural Survey and more than 50 years old
No	Listed in the 1968 Junior League Survey (the basis for *Here Today*)
No	Listed in a San Francisco Architectural Heritage Survey and more than 50 years old
No	Listed in the Unreinforced Masonry Building (UMB) Survey
No	General Plan Referenced Building
No	National Register and California Register Status Code of 7
No	Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
No	Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
No	Other Informational Survey
	▪ Name of Survey NA
No	Other, please list. NA

If you have been referred to MEA by staff, please enter name:

Form prepared by: Kelly Pepper Date: 2/27/05

Address: 185 Berry Street, Suite 5300, San Francisco, CA 94107 Phone: 415-307-5082

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.

Spring Valley Water Tap Records – 1861 – 1915, San Francisco Public Library;
San Francisco Department of Building Inspection permit records;
San Francisco Office of the Assessor – Recorder Sales Ledger;
Here Today, The Junior League of San Francisco;
San Francisco Public Utilities Commission Water Department records;
Sanborn Map Company, 1895 – 1900, 1905, 1913 – 1915, 1948 – 1950;
San Francisco Library Historical Photo Database;
San Francisco History Room Biography Index;
San Francisco History Room Biographical Index Cards;
San Francisco Newspaper Index 1904 – 1950;
San Francisco Chronicle Index 1950 – current.

Note: Please be as complete as possible in your responses, use of "unknown," "N/A," as insufficient response will result in an additional request for information.

1. Property Description

The subject building is a one-story-over-garage wood-frame single-family dwelling on the east side of 16th Avenue. Square footage is estimated by the Assessor's Office at 1,000 square feet. The building has a pitched roof and white wood shingles on the exterior. The main entrance is in the center of the building with wood stairs leading from the sidewalk to the door. A small front porch with wood grid windows encloses the front door. Aluminum-framed windows are on both the first and second floors. There is a single garage with a wood door at the front of the building. A white picket fence runs along a portion of the south side of the building.

2. History

Archival research yielded no documentation indicating that 732 - 16th Avenue is associated with any historic events or persons.

Current documentation shows Tony Chung and Trien Xen as the owners of this property. Documentation from the Assessor's Office's Sales Ledgers lists previous owners including the following:

Estate of W.H. Masters & Annie Laurie Masters (1926)
H. Elmerich (1926)
Harry & Grace Morgan (1926 – 1929)
Amasa & Anne E. McComber (1929 – 1979)
Slyvia McComber (1979 – 1988)
Tony Chung & Trien Xen (1998 – present)

To further research the biographical history of the subject site, the following additional resources were consulted in relation to the previous owners of the subject property:

- San Francisco History Room Biographical Index Cards;
- San Francisco History Room Biography Index;
- San Francisco Newspaper Index 1904 – 1950 including:
    - San Francisco Call Index 1893 – 1903;
    - San Francisco Examiner 1913 - 1928;
    - San Francisco Chronicle 1913 – 1949;
- San Francisco Chronicle Index 1950 – current

None of these sources revealed any significant information regarding any of the previous owners of the property.

3. Construction History

The original building permit application from the San Francisco Department of Building Inspection indicates the building was constructed in 1908. In addition, an Application for Service Installation from the San Francisco Water Department: Public Utilities Commission is dated May 14, 1908.

The subject block of Sixteenth Avenue was not mapped by the Sanborn Map Company prior to 1913. The Sanborn Maps from 1913 show a single-family dwelling at the front of the property at 732 – 16th Avenue. They also show a separate single-family dwelling at the rear of the property, designated as 732 ½ - 16th Avenue. Sanborn Maps from 1948 – 1950 show the same buildings—a single-family dwelling (732) at the front of the property and another single-family dwelling (732 ½) at the rear of the property. Current Sanborn Maps do not indicate the second dwelling at the rear.

The San Francisco Department of Building Inspection had the following permits on record:

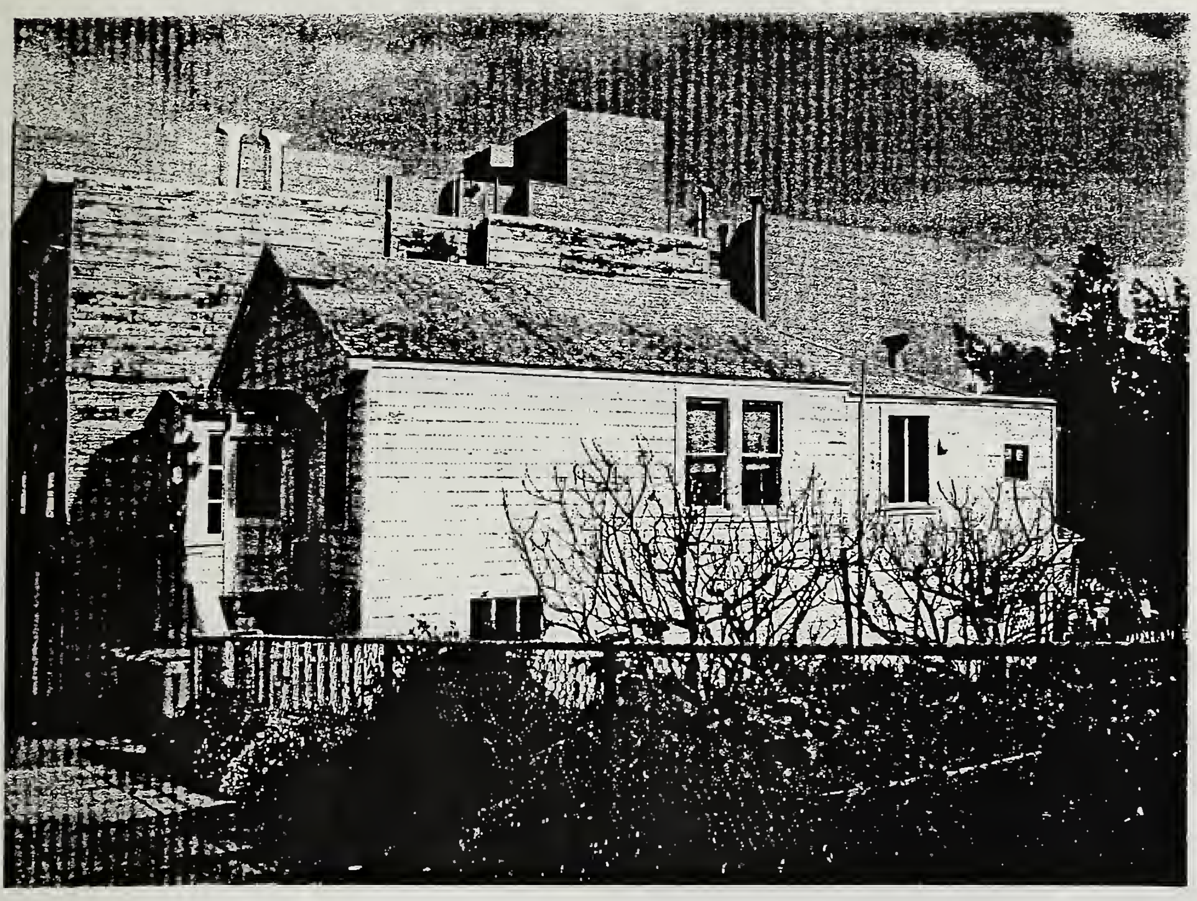
4/18/08:	A permit to construct a four-room bungalow, single-family dwelling.
4/4/24:	Application to add two rooms to the cottage at the rear of the lot. Application was withdrawn.
9/2/83:	Application to install aluminum windows.
11/13/85:	Application to install aluminum windows.
5/13/92:	Application to install aluminum windows.

4. Photographs

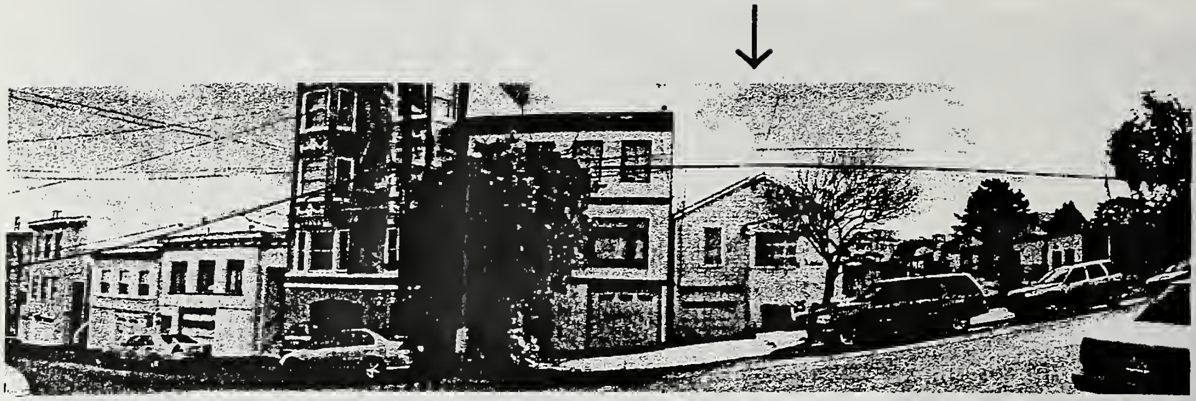
Photographs of the subject building, the blockface, and the facing buildings are attached.

5. Other Information

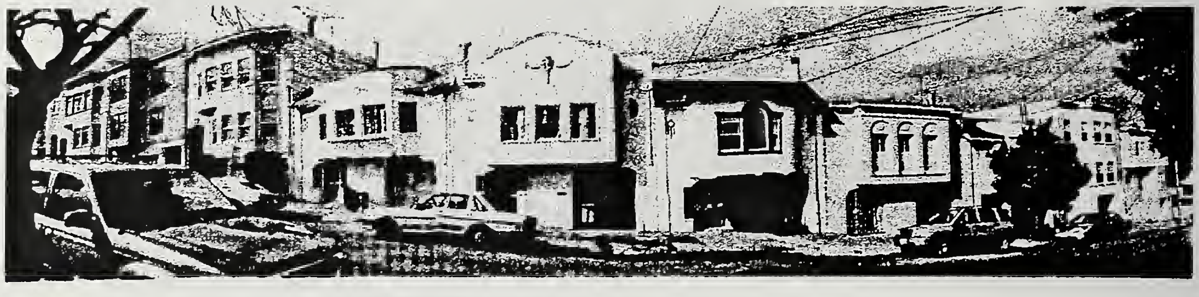
Relevant information is attached, including the Sanborn Maps, available building permit records, the water service application, and photographs.



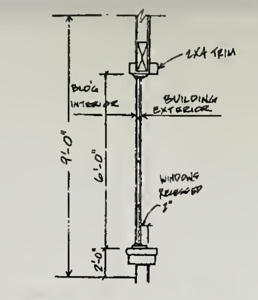
732 – 16th Avenue—south side of building



732 – 16th Avenue and adjacent buildings



Facing buildings across from 732 – 16th Avenue


2x4 TRIM
BLD'G INTERIOR
BUILDING EXTERIOR
WINDOWS RECESSED 3"
9'-0"
6'-0"
2'-0"

RECESSED WINDOW SECTION A"- A"
SCALE 1/2" = 1'-0"

BUILDING DATA:

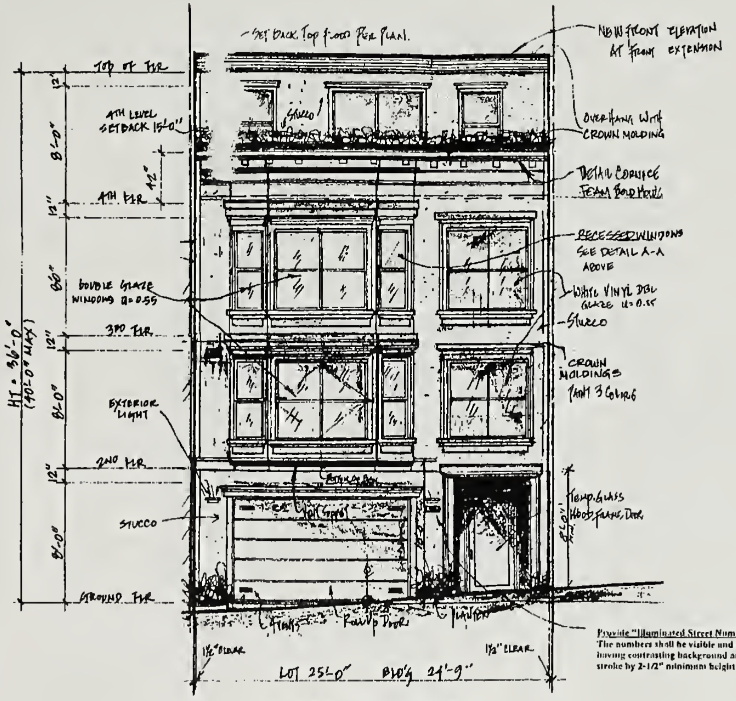
ADDRESS: 732- 16TH AVENUE SAN FRANCISCO, CALIF.
STORIES: 3 STORIES OVER GARAGE
OCCUPANCY: R3 (2 UNITS)
TYPE: Type V - 1 Hr.
ZONING: RH2 TWO DWELLING UNITS
BLOCK: 1658 LOT. 25

Build'g To Be Fully Sprinklered
Under Separate Permit.

Scope Of Work:
Front & Rear Extension To Bldg. (Exist'g)
With Vertical Addition Of 3rd & 4th Floors

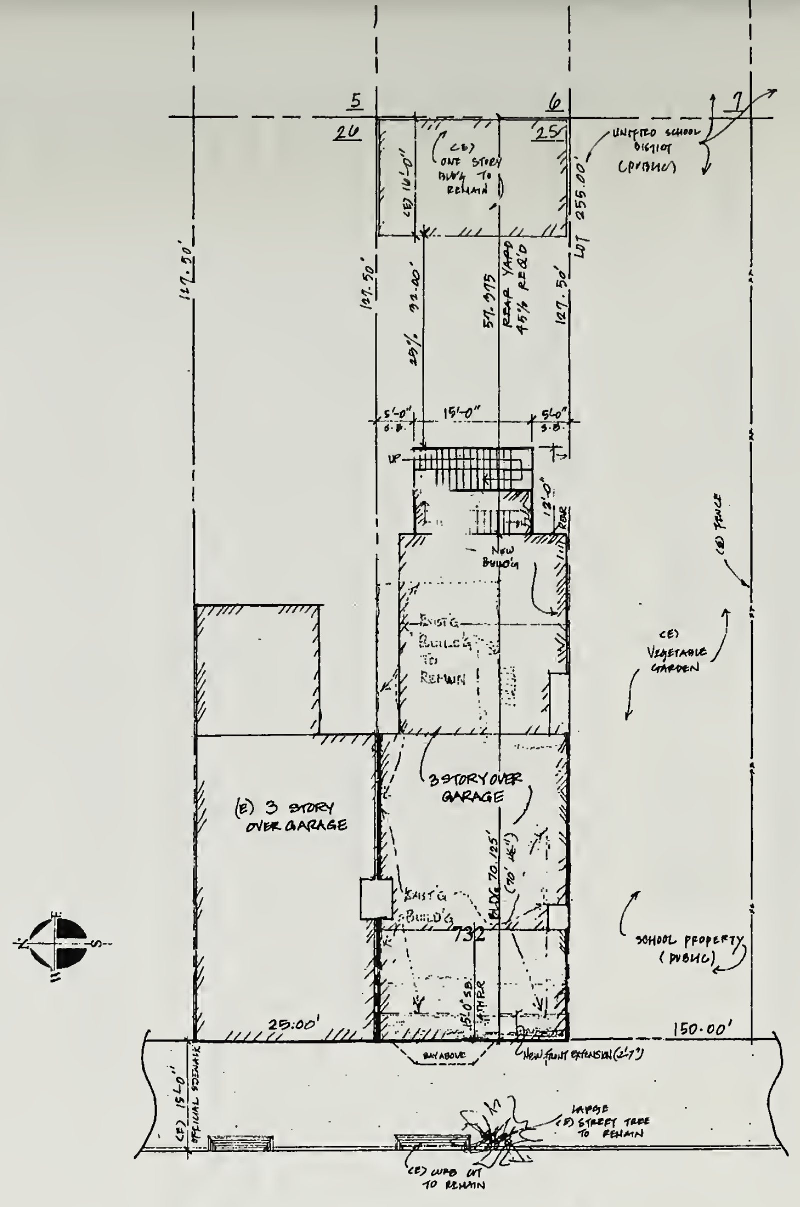
CONSTRUCTION NOTES:

Fire safety during construction, alteration or demolition of building or tenant space shall comply with Uniform Fire Code (UFC) Art[illegible] and 87.


Set Back Top Floor Per Plan.
NEW FRONT ELEVATION AT FRONT EXTENSION
TOP OF FLR
4TH LEVEL SETBACK 15'-0"
OVERHANG WITH CROWN MOLDING
DETAIL CORNICE FOAM BAND MOULD
4TH FLR
RECESSED WINDOWS SEE DETAIL A-A ABOVE
DOUBLE GLAZE WINDOWS U=0.55
WHITE VINYL DBL GLAZE U=0.55
STUCCO
3RD FLR
CROWN MOLDINGS PAINT 3 COLORS
EXTERIOR LIGHT
2ND FLR
TEMP. GLASS WOOD FRAME DOOR
STUCCO
GROUND FLR
ROLL UP DOOR
HT = 36'-0" (40'-0" MAX)
12"
8'-0"
42"
12"
8'-0"
12"
8'-0"
12"
8'-0"
1 1/2" CLEAR
1 1/2" CLEAR
LOT 25'-0" BLD'G 24'-9"

Provide "Illuminated Street Number"
The numbers shall be visible and legible from the street, having contrasting background and have a minimum ½" stroke by 2-1/2" minimum height (DCMC 15.08.090).

FRONT ELEVATION
SCALE 1/4"=1'-0"


5
20
6
25
7
UNIFIED SCHOOL DISTRICT (PUBLIC)
(E) ONE STORY BLDG TO REMAIN
(E) 16'-0"
LOT 255.00'
127.50'
127.50'
127.50'
29% 32.00'
57.375 REAR YARD 45% REQ'D
5'-0" S.B.
15'-0"
5'-0" S.B.
UP
12'-0"
NEW BUILD'G
EXIST'G BUILD'G TO REMAIN
(E) FENCE
(E) VEGETABLE GARDEN
3 STORY OVER GARAGE
(E) 3 STORY OVER GARAGE
EXIST'G BUILD'G 732
BLDG 70.125' (70'-1½")
15.0' S.B. 15'-0" FR
SCHOOL PROPERTY (PUBLIC)
25.00'
150.00'
BAY ABOVE
NEW FRONT EXTENSION (2'-7")
(E) 15'-0" OFFICIAL SIDEWALK
LARGE (E) STREET TREE TO REMAIN
(E) CURB CUT TO REMAIN
16TH AVENUE
N

SITE PLAN
SCALE 1/8" = 1'-0"

REVISIONS | BY

Hawk N. Lee, P. E.
Consulting Engineer
1609 Noriega Street
San Francisco, California 94122
(415) 681-4325 Fax (415) 681-1012

BLOCK 1658 LOT 25
732 - 16TH AVENUE
SAN FRANCISCO, CA

Rear and Vertical Addition

Date
Scale AS SHOWN
Drawn HL
Job 732/16
Sheet A1
Of Sheets

— San Francisco
— Planning Department

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0673E
Location: 700 4th Avenue (Assessor's Block 1646, Lot 031)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the minor interior and exterior alterations and increase of maximum occupancy of an existing church building located at 700 4th Avenue. The project site is on Assessors Block 1646/Lot 31 and is located at the corner of Cabrillo Street and 4th Ave in the Inner Richmond District. The proposed project would increase the maximum seating capacity of the church from 49 to 153 and would involve re-arrangement of some of the interior spaces, including installation of an elevator, creation of a 416 square foot (sq ft) kitchen, and a 462 sq ft dining room, and a hallway. The proposed alterations on all four floors would take place within the interior of the building with the exception of a required fire exit stair at the rear yard. The new stair would replace a non-complying exit stair which would extend to the required rear yard, which would therefore be subject to a Variance approval from the Zoning Administrator. The current building includes a legal residential unit on the third and fourth floors that would remain. The church property is located on an 87.5' x 31.4' lot in a RH-1 Use District and a 40-X Height District. The expansion of the church seating capacity would require Conditional Use Authorization from the Planning Commission.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
San Francisco Korean Convent Church (415) 387-8129

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(a), and 15301 (e)]

REMARKS: See reverse side.

Contact Person: Rana Ahmadi Telephone: (415) 558-5966

Date of Determination:
7/12/05

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Harvey Hacker, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Mary Woods

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REMARKS (continued from previous page):

The building proposed for alteration was built in 1923. As the building is over 50 years old, under the City's CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review. Based on the information provided by the project architect the Planning Department has determined that the building located on the project site is not an historical resource as defined by CEQA, as described below.

The building is a three-story stucco faced wood-frame structure, with a small fourth-story set back from the perimeter. It is also set back from the front property line consistent with all of its neighbors on the block. The external material is stucco which appears to be original. The building was altered in 1973, when it was converted from a single-family residence to a church with a pastor's apartment above. At that time a few windows were filled in with stucco surface, probably related to the addition of the shear walls to increase seismic resistance.

The Planning Department has determined that the building is not associated with a significant event or persons, nor does it appear in any historical State or local register list. For these reasons the building is not considered an historical resource as defined by CEQA.[1]

With regard to transportation impacts, the proposed project would increase the seating capacity of the church from 48 to 153 seats. Based on the information provided by the pastor of the church to the project sponsor, currently about 10% of the attendees arrive by walking, 30% arrive by public transit, 30% arrive by private car with an average occupancy of 2.5 people per car, and 30% of the attendees arrive by the church van.

Therefore, with the increase of the seating capacity of the church, it is estimated that the maximum 42 more people arriving to the church would result in about 17 more vehicles. The church services are scheduled for Sundays at 10:00am to 11:30 am and 11:30 am to 1:30 pm. Other regularly scheduled church programs take place on Saturdays from 6:00 pm to 8:00 pm. The project would thus add a total 34 more vehicle trips during the two periods of Sunday Services. Even if all of these vehicles arrive at the same hour, the 34 trips would be distributed among the intersections on the project block during the non-peak hour of traffic. Thus, the proposed project would have no significant impacts.

The project would also generate 43 additional transit trips during a two-hour period. There are 5 bus lines within a 3-block radius of the church property. The impact of the 42 transit trips distributed over 5 bus lines in a two hour span would be less than significant.

As described above, the project would add about 17 additional vehicles to the streets surrounding the church property at any one time. The project would not provide additional on-site parking. Thus these drivers to the church would have to look for on-street parking for the two-hour church meetings. Due to the relatively brief period of time when such demand would occur, the increased parking demand would not substantially alter the existing character of the area-wide parking situation. In addition, based on a conversation with Harvey Hacker, the project sponsor on June 22, 2005, the church is trying to encourage more people to use the van service to attend the church. This would decrease the parking demand.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(1)(e), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 sq ft, whichever is less. The proposed project would expand the exterior fire stairs which would be substantially less than 2,500 sq. ft.

---

[1] Memorandum from Hastie Winslow, Preservation Technical Specialist, to Rana Ahmadi, Major Environmental Analysis. June 1, 2005.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(1)(a), provides an exemption from environmental review for interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

City & County of S.F.
Dept. of City Planing
JUN 03 2005
OFFICE OF
ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

Project Address: 700 4th Ave.
Block: 1646 Lot: 031
Case No.: 2004.0673E
Date of Review: 5-26-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Harvey Hacker
Company: Harvey Hacker Architects
Address: 528 Bryant St., SF, CA 94107
Phone: 957-0579
Fax:
Email: Harvey@harveyhacker.com

Owner
Name: San Francisco Korean Covenant Church
Company:
Address: 700 4th Ave. 94103
Phone: 387-8129
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
To construct new elevator and new exit stairs at the rear of existing church building to accommodate expanding congregation.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
Predominantly residential in character.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒ No ☐Unable to determine
- **Persons:** or ☐Yes ☒ No ☐Unable to determine
- **Architecture:** or ☐Yes ☒ No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: While the subject building does not appear eligible for the California Register, and would not therefore be considered an historical resource per CEQA, the alteration as proposed appears to be consistent with the Secretary of the Interior's Standards.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes X No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature Neil Hart

Neil Hart
Preservation Coordinator

Date: 1 June 2005

PLANNING DEPARTMENT
City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0053E

Location: 3930 San Bruno Avenue (Assessor's Block 6205, Lot 007)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of the existing single-family house and subdivision of the existing lot to two 1650 square feet (sq ft) lots, and construction of one new single-family house on each lot. The project is located at 3930 San Bruno Avenue on Block 6205, Lot 7 in the Visitation Valley Neighborhood in a Single Family House (RH-1) Use District and a 40-X Height and Bulk District in the central southern area of San Francisco. The existing vacant structure is approximately 1,700 sq ft in area and 25' in height. The existing lot is a through lot with an area of 3,300 sq ft and is on the block bound by Somerset St, Campbell St., Goettingen Ave. and, San Bruno Ave. The proposed single-family units would be 2,300 sq ft in area each and 35' (3-story) high at San Bruno Ave and 20' (2-story) high at Campbell St. Each house would include one off-street parking space at the ground-level that would be accessible from Campbell Ave. The project would require a Variance approval from the Zoning Administrator for the subdivision for lot sizes less than 1750 sq. ft for a lot having its street frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees. The proposed use and building height would be permitted under the existing zoning controls.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
David Chan (415) 606-4448

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303(a)]

REMARKS: See reverse side.

Contact Person: Rana Ahmadi Telephone: (415) 558-5966

Date of Determination:
July 20, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Edward Yuen, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Jonathan Purvis

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REMARKS (continued from previous page):

The building proposed for demolition was built in 1941. As the building is over 50 years old, under the City's CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review. Based on the information provided by the project architect the Planning Department has determined that the building located on the project site is not an historical resource as defined by CEQA, as described below.

The building is a two-story wood-frame cement and brick structure. It sets back from the front property line consistent with all of its neighbors on the block. The external material is wood-panel. There are no distinctive architectural characteristics to the building that would indicate significance in construction method, design, or aesthetic values. The interior arrangement, finish, craftsmanship and or use of detail of the building are not particularly attractive or unique.

The Planning Department has determined that the building is not related to any significant event, is ordinary in style and appearance, is not an example of a master builder, and is not associated with a significant person. In addition the building does not appear in any historical State or local register list. For these reasons the building is not considered an historical resource as defined by CEQA.[1]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of one single-family residential building and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of two 2,300 square-foot two-story residential structures. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed project would include two single-family residences. Therefore, the proposed construction is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is from 1941 as described above, it has been determined that it is not an historical resource under CEQA and, therefore the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Mat Snyder, Preservation Technical Specialist, to Rana Ahmadi, Major Environmental Analysis. June 2, 2005.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: RANA AHMADI

Project Address: 3930 San Bruno Ave.
Block: 6205 Lot: 007
Case No.: 2004.0053E
Date of Review: June 2, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Josephine Liao
Company: Copia Group, Inc.
Address 933 Taraval Street, Suite B
Phone: 415-564-2500
Fax: 415-564-2501
Email: (none given)

Owner
Name:
Company: David Chan
Address: 2175 14th Avenue
Phone: 415-341-4888
Fax: 415-882-1517
Email: edwardyuen12@yahoo.com

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The project is to demolish the existing single family house, spitting the lot and constructing a single-family house on each new lot.

Pre-Existing Historic Rating / Survey
The building has not been included in any historic surveys or ratings.

Historic District / Neighborhood Context
The subject lot is not within a historic district. The context is mixed in terms of design quality, with most of the surrounding buildings being single family homes constructed in a very simple, non-descript style.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The project sponsor provided very thorough description of the building, and the history of its ownership. The only previous owner had been Adolph Washauer, who had been the owner of the property since 1941 (according to parcel information, the house was not built until 1951). The report provides a very interesting history of Mr. Washauer, how he excelled in sports, was an inductee to the National Soccer Hall of Fame (as a "builder" not a player) and how he was the Commissioner of the San Francisco Olympic Youth Club. However, staff does not believe that Mr. Washauer's individual achievements are enough relative to San Francisco's greater history for the house to be deemed eligible for the National Register under Criterion 2, "Persons". Staff also does not believe that the house is eligible under "events" or "architecture". The research did not find the house relating to any significant events. The house, while somewhat unique in appearance and configuration relative to surrounding houses, is ordinary in style and appearance, and is not an example of a master builder.*

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: *Though the building appears to have retained most of the aspects of "integrity", staff does not believe this is relevant as staff does not believe that this is a historic resource.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Neil Hart, Preservation Coordinator

Date: 2 June 2005

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0282E: Demolition of Single-Family House and Construction of Two-Family Dwelling
Location: 3975 19th Street (Assessor's Block 3609, Lot 089), South Side between Sanchez and Noe Streets
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is demolition of an approximately 735-square-foot, one-story-over-basement, single-family dwelling, and construction of an approximately 5,130-gross-square-foot, two-dwelling-unit building on an approximately 2,850-square-foot, upsloping lot (Lot 089 in Assessor's Block 3601). The lot is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed two-unit building would be about 32 feet high (measuring from the front sidewalk level) in the first 12-foot depth of the building (measuring from the front property line), within which there would be a four-tandem-space garage at street level and two stories. At the 12-foot setback line, the building height would rise to approximately 39 feet (again, measuring from the sidewalk level) and would contain the fourth story. At about 34 feet from the front property line, the building height would rise to approximately 61 feet high (again, measuring from the sidewalk level) and would contain two stories. Thus in cross-section perspective, the proposed building would be stepping up the slope of the lot. The length of the building would be about 75 feet. An estimated 450 cubic yards of soils would be excavated in order to construct the proposed building.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Reed Maltzman and Andy Rodgers, Project Sponsors, (415) 309-9612

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section(s) 15303(b) and 15301(l); Class Number(s): 3(b) and 1(l).

REMARKS: See Next Page

Contact Person: Irene Nishimura Telephone: 558-5967

Date of Determination: July 25, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc:
Reed Maltzman and Andy Rodgers, Project Sponsors
Daniel Sirois, Planner
Supervisor Bevan Dufty, District 8
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File
Bulletin Board

Remarks, continued:
The City and County of San Francisco Assessor's records indicate that the existing building, proposed for demolition, was constructed in 1900; however, the actual year of the building's construction is not known. The earliest Sanborn Map showing the building, although in a different footprint, is an 1886 map. The building is not included in any historic or architectural survey or rating, nor is it within any existing or potential historic district.

For the purpose of the California Environmental Quality Act (CEQA) determination of significant effect on historical resources by the proposed project, the Planning Department Historic Preservation staff evaluated the building to determine if it is an historical architectural resource as defined in CEQA Guidelines Section 15064.5(a). The Preservation staff determined that the existing building is not an historical architectural resource because it is not associated with any significant historical event nor any person associated with a significant historical event. Additionally, the building appears to be in relatively poor condition; and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing in the California Register of Historical Resources. (See attached Planning Department, Memorandum: Historic Resource Evaluation Response, signed on May 19, 2005.) Hence, the proposed project would not significantly affect an historical architectural resource; and the proposed demolition would be exempt as a Class 1 project under CEQA Guidelines Section 15301(l), which provides for exemption from environmental review for demolition of up to three single-family residences in urbanized areas.

In addition, the proposed project would include excavation of an estimated 450 cubic yards of soil on the project site. The Planning Department researched the project site and its surrounding area, and found that there is no recorded prehistoric nor historical archeological site in and around the project site and determined that it is unlikely that prehistoric deposits would be within the project site based on what is known about location patterns of prehistoric sites in San Francisco, and the relatively high elevation of the project site location. (See attached memorandum, by Randall Dean, dated June 27, 2005.) The project site probably does not contain CEQA-significant archeological deposits that would be affected adversely by the proposed project. Hence, the proposed project would not have a significant, adverse effect on archeological resources.

In addition, CEQA Guidelines Sections 15303(b), or Class 3, provides for an exemption from environmental review for construction of a duplex or other small multiple-family residential buildings up to six dwelling units in an urbanized area. The proposed new residential building would have two dwelling units and would be in an urbanized area. Therefore, the proposed project is exempt as a Class 3 project.

Lastly, CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

Project Address:
Street No. and Name: 3975-19th Street
Block: Lot: 3609/089
Case No.: 2005.0282E
Date of Review: May 18, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Andy Rogers
Company:
Address: 1212 Arguello Blvd.
San Francisco, CA 94122
Phone: (415) 309-9612
Fax: (415) 3564-6522
Email:

Owner
Name: Reed Maltzman and Andy Rogers
Company:
Address: 1342 Shrader Street
San Francisco, CA 94117
Phone: (415) 608-3839
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story-over-basement, single-family structure, and construct a new five-story-over-garage, two-family structure. The top two stories will be setback more than 31 feet from the front building wall and will exceed no more than six feet in height than the existing structure on the subject property.

Based upon Parcel Information Database, the structure was constructed in 1900. As such, the Major Environmental Analysis unit planner has determined that this property (constructed before 1913) falls into Category B, Properties Requiring Further Consultation and Review.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The actual date of building construction however, is unknown. There is nothing in the block in the 1869 US Coast and Geodetic Survey Map. Records from Spring Valley Water Works show water service connection in 1882. The earliest Sanborn Map showing the subject building, although of a slightly different building footprint, is 1886.

The subject property is believed to not be an historic resource so there is no period of significance. The building is not located in any known historic district. The project sponsor researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, these identified names have no association with any historical significance. Archival research also yielded no documentation indicating that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☐ Retains ☐ Lacks
design, ☐ Retains ☐ Lacks
materials, ☐ Retains ☐ Lacks
workmanship ☐ Retains ☐ Lacks
setting, ☐ Retains ☐ Lacks
feeling, ☐ Retains ☐ Lacks
association. ☐ Retains ☐ Lacks

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. Based upon a site visit conducted by two preservation technical specialists from the Planning Department on May 18, 2005, the property exhibits no obvious architectural features associated with the simple-, side-gabled, hall-and-parlor family houses (two rooms wide and one room deep), one of the many common building style constructed during the Folk House period (1850-1890).

It appears that there are at least three separate portions to the existing building on the subject property, as evident from the photographs of the saw-tooth roof pitches. The middle portion of 3975 was likely built in the 1870s as a two-room cottage. By 1882, it was expanded forward by another two-room cottage, and a water connection was made. The framing systems are substantially different between the two buildings as seen in the exposed interior framing in the open gable; and in the basement, where the middle portion is supported by 3" x 3" members about 24" apart, and the front section is supported by 2" x 6" joists. Additionally, on the interior, there is a step between the two sections of the building, and the parallel gables of the roof further support the difference in ages of the sections of the building. In the early 20th century, the rear portion was added to the building. In 1948, there was a fire, which may have resulted in many of the alterations for the fenestration pattern and new stucco finish. In the late 20th century, the foundation was replaced. When the foundation was built, any framing that existed below the floor joists was removed. In all, of the original building, the north wall was removed by connecting it to the front part of the building; the south wall was removed when it was connected to the rear portion of the building, large portions of the east and west walls were removed when the windows were enlarged. The roof of the middle (1870s) portion seems to be a replacement, constructed of newer wood than the rest of the building. The floor joists in this middle section have been reinforced with more modern timber, as seen in the basement. In general, the preservation technical specialists see very little original fabric left of this 1870s portion of the building, and none of its appearance can be discerned from any exterior view.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: Neil Hart
Neil Hart, Preservation Coordinator

Date: 5/19/2005

MEMORANDUM

Date: 27 June 2005

To: Irene

From: Randall Dean

Topic: 3975 19th Street (2005.0282E) Archeological sensitivity

Project: The proposed project is the demolition of an existing one-story over basement single family dwelling situated in the center of a deep (114 ft.) parcel on an uphill slope and construction of a six-story, two-family dwelling. It is not known what type of foundation the project would require.

Archeological/historical context: There are no recorded prehistoric or historical archeological sites in the project vicinity. It is unlikely that prehistoric deposits would be present within the project site based on what is known about locational patterns of prehistoric sites in SF and the relatively high elevation of the project location. Any historical archeological deposits that might be present within the project site would probably be domestic in origin and would have to be associated with households with certain ethnic, racial, socio-economic, occupational, cultural, religious characteristics that would indicate that their archeological remains would have research significance. In the absence of such characteristics, archeological deposits may not qualify as historical resources under CEQA. It does not seem probable that former residents of the project site would represent households of clear research signifcance. Thus it does not seem probable that CEQA-signficant archeological deposits would be adversely affected by the proposed project.

Project Site: (APN 3601/89): The existing structure is on a northern facing steep slope in the Castro District. Nothing is known about the stratigraphy of the site & it is possible that bedrock is near the surface. It is unknown what previous grading activity has previously occurred within the project site.

Potential project impacts: The project would require substantial excavation into the existing slope. However, since based on the discussion above no significant archeological resources are expected to be present, the proposed project would not have a significant adverse effect on archeological resources.

Recommendation: The proposed project would not require mitigation of potential effects on archeological resources.

Follow-Up

PLEASE let me review the text of the environmental evaluation document (Neg. Dec., EIR, Addendum, etc) including archeological mitigation measure before publication. Preferably two weeks before.

This also goes for the draft Mitigation Monitoring & Reporting Plan (MMRP) once it is completed.

Lastly, if you let me know when your documents are finalized, I can keep a copy of the archeology mitigation measures and MMRP on file to follow-up on the implementation of their archeology requirements.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case Number: 2003.0625E: Alteration and Expansion of a Two-Story Duplex into a New Four-Story, Two-Unit Residential Building
Location: 146-148—12th Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the alteration and expansion of an existing vacant two-story, two-unit residential building measuring approximately 2,100 gross-square-feet (gsf) into a four-story, two-unit residential building measuring approximately 5,500-gsf. The building currently provides no parking and the proposed project would include two off-street parking spaces located in a garage on the first level of the expanded building. The project site at 146-148 12th Avenue (Assessor's Block 1371/Lot 012) is 3,000 square feet in size and located in the Inner Richmond Neighborhood. The project site is within a Residential House, Two-Family (RH-2) Zoning District and within a 40-X Height and Bulk District. As the proposed project would result in a structure with two dwelling units, the project would be permitted as-of-right in an RH-2 Zoning District.

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Simon Kwan, KDArchitects, Inc. (415) 615-0000, representing Linda Su

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section(s) 15301(e) (2); Class Number(s): 1(e)(2)].

REMARKS: See reverse side

(Continued on second page.)

Contact Person: Tim Blomgren Telephone: (415) 558-5979

Date of Determination:
July 25, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc: Simon Kwan, KDArchitects
Linda Su
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

REMARKS (continued from previous page).

The proposed project would involve the expansion of an existing two-story, two-unit residential building into a four-story, two-unit residential building with two off-street parking spaces

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located the project site had the potential to be considered as an historic resource as defined by the California Environmental Quality Act (CEQA) due to its construction date of 1896 (demolition of a residential building constructed before 1913). The attached Memorandum from the Preservation Coordinator of the San Francisco Planning Department, dated July 11, 2005, indicates that the building lacks historical integrity and significance and states that the surrounding neighborhood contains numerous three- and four-story buildings of mixed architectural styles and character, including the construction of many new residences in recent years. As such, proposed project would not have an adverse effect on off-site historic resources. The Memorandum concludes that the building is not an historical resource as defined by CEQA.[1] In addition, as this proposed project would not involve the disturbance of any soil, the project would have no effect on archeological resources.

Because the existing building is not considered an historical resource under CEQA, its alteration and expansion would not result in a significant effect on a historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(2) or Class 1(e)(2) provides an exemption from environmental review for additions to existing structures that will not result in an increase of more than 10,000 gross-square-feet where all public services and facilities are available and the project is located in an area that is not environmentally sensitive. The proposed project would result in the expansion of a two-story, two-unit, 2,198 gross-square-foot (gsf) residential building into a four-story, two-unit, 5,572 gsf residential building in an existing residential area and therefore would be exempt under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Neil Hart, San Francisco Planning Department, Preservation Coordinator, to Tim Blomgren, San Francisco Planning Department, July 18, 2005.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:

Project Address:
Block: 1371 Lot: 032
Case No.2003.0625E
Date of Review: July 8, 2005

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Simon Kwan
Company: KDArchitects, Inc.
Address 101 Townsend St. #206, SF 94107
Phone: 415-615-0000
Fax: 415-615-0001
Email: simon@kdarchitects.com

Owner
Name: Linda Su
Company:
Address: 227 14th Ave, SF 94118
Phone: 415-221-5038
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
To demolish the existing residence and construct and construct a four-story, two unit residential building.

Pre-Existing Historic Rating / Survey
Heritage C rating (contextual)

Historic District / Neighborhood Context
The surrounding neighborhood contains numerous three and four buildings of mixed architectural styles and character, including the construction of many new residences in recent years.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context No known district present ☐Yes, may contribute to a potential district or significant context

---

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to

B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ____________________
Neil Hart, Preservation Coordinator

Date: 7/11/05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2004.0784E – 1675 48th Ave

Project Location: 1675 48th Ave; between Moraga and Lawton Streets
Assessor's Block and Lot: Block 1895, Lot 018
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of an existing 1-bedroom (BR) single family dwelling of 1,236 square feet (sq ft) constructed circa 1904, and construction of a 3-story, 2-unit building with off-street parking for two vehicles. The existing single-family residential building is situated near the front edge of the lot line. The site, on the western side of 48th Avenue, approximately in the southerly third of the block (Assessor's Block 1895, Lot 018), is a rectangular-shaped parcel of 2,850 sq ft within the city block bounded by 48th Ave to the east, Moraga St to the south, Great Highway to the west, and Lawton St to the north. The new structure would contain two housing units, a top floor 3-BR unit of approximately 1,414 sq ft over a 4-BR split second-and-ground floor unit consisting of approximately 1,414 sq ft on the second floor and an additional 523 sq ft on the ground floor. The remaining ground floor space would consist of a 520 sq ft parking garage. Building staircases account for an additional 400 sq ft. The ground level parking, accessed from 48th Ave, would contain 2 parking spaces. The pedestrian entrance would also be from 48th Ave. The project site, located in the Outer Sunset neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X height and bulk district.

105

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Quickdraw Permit Consulting, 415-552-1888, representing Victor Quan

EXEMPT STATUS:
X Categorical Exemption [State Guidelines, Section 15303(b); &.15301(l)(1)] Class 3 and Class 1.

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 558-5968

August 11, 2005
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Victor Quan, Project Sponsor
Jeremy Paul, Quickdraw Permit Consult.
Daniel Sirois, Neighborhood Planning
L. Fernandez/M.D.F
Historic Resource Dist. List

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a one-story cottage. The Department's historic resource evaluation found the structure to be in poor condition and lacking distinctive adornment and decorative features. According to a historic report prepared by Eve Hodson, the building has been extensively modified with permits in 1923, 1931, and 1962, and in 1976 plywood replaced exterior shingles.[2]

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. Owners include nine individuals between 1918 and 1975. The original owner and occupier, one Annie Wood, resided in the structure from its circa-1904 construction date until its sale in 1918 to one Amelia Woodward, who occupied the residence for 3 years. Ms. Woodward transferred ownership of the property to one Anna Oaks Wardell, who resided at the home until 1941. Between 1941 and 1975 ownership changed seven times, the longest period of ownership being the 13 years from 1963 to 1975, when it was the residence of one Harold Sellman. A search of newspaper and biographical indexes revealed no information regarding former occupants other than a 1993 obituary for Mr. Sellman, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 3 and Class 1.

CEQA State Guidelines Section 15303(b), or Class 3(b) provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would entail the construction of a 4,468 sq ft, three-story residential structure with two dwelling units above a garage containing two parking spaces. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3(b).

The proposed project would also involve the demolition of a 1,236 sq ft single-family residential building. CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption for demolition of up to three single-family residences in an urbanized area. Therefore, the proposed demolition is exempt from environmental review under Class 1(l)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Tina Tam, Preservation Resource Specialist to Leigh Kienker, Major Environmental Analysis. July 1, 2005.

[2] Historic Report, 1675 48th Avenue, San Francisco, Calif. Prepared by Eve Hodson, No date. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2004.078E.

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City & County of S.F.
Dept. of City Planning
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OFFICE OF
ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

Project Address:
Street No. & Name: 1675-48th Avenue
Block: Lot: 1895/018
Case No.: 2004.0784E
Date of Review: July 1, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org
MEA Staff:
Leigh Kienker

Preparer / Consultant
Name: Jeremy Paul
Company: Quickdraw Permit Consulting
Address: 60 Otis Street
Phone: (415) 552-1888
Fax:
Email:

Owner
Name: Victor Quan
Company:
Address: P.O. Box 591841
San Francisco, CA 94159
Phone: (415) 831-5810
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story, single-family building and construct a new three-story, two-family building on the subject property.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

Based upon Parcel Information Database, the building was constructed in 1904. As such, the Major Environmental Analysis unit planner has determined that this property (constructed before 1913) falls into Category B, Properties Requiring Further Consultation and Review.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: The construction date of the building is ambiguous. According to Parcel Information Database, the building was constructed in 1904. However, records from Spring Valley Water Works show water service connection in 1946. This much later date however is certainly not unusual given the fact that many of these beach front cottages were weekend and seasonal dwellings and not permanent residences. Since there are no Sanborn Maps for the subject block until 1913, it is uncertain as to when the building was actually constructed.

The project sponsor researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, there is no indication that any historical renowned people ever owned or lived on the subject property. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

While it is the opinion of the Planning Department that the area in question contains a high concentration of unsurveyed cottages in a potential historic district, the subject building is not a contributor given the reasons listed in the below. However, it is important to point out that there is a high level of awareness and recognition for the remaining cottages that are intact and retain integrity. This potential historic district has the qualifications to meet Criterion A of the California register, representing the isolated pre-mass transit development of beach front cottages between the 1900's and the 1920's with the following boundaries: Lincoln Way to the north, Moraga Street to the south, 45th Avenue to the east, and the Great Highway to the west.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. The building is a one story plus attic, single-family dwelling with a center gabled roof. It is completely plain and unadorned. It is clad also entirely of painted wooden horizontal board siding. The building has little to no decorative features characteristic of the style found during the period of construction, which is the turn of the 20th Century.

Based upon the various Sanborn Maps available, dating from 1913 to current, the original building contains a bay projection as well as a front porch. None of these features exist on the building today. The windows are aluminum frame sliders and the main entrance and garage are accentuated by a partial bracketed or pediment enframement above. Based upon Building Permit records, the garage was installed in the early 1930's and the building was reclad in the 1970's. Judging by the photographs submitted, the building currently on the subject property is not the same building that was originally constructed in 1904.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

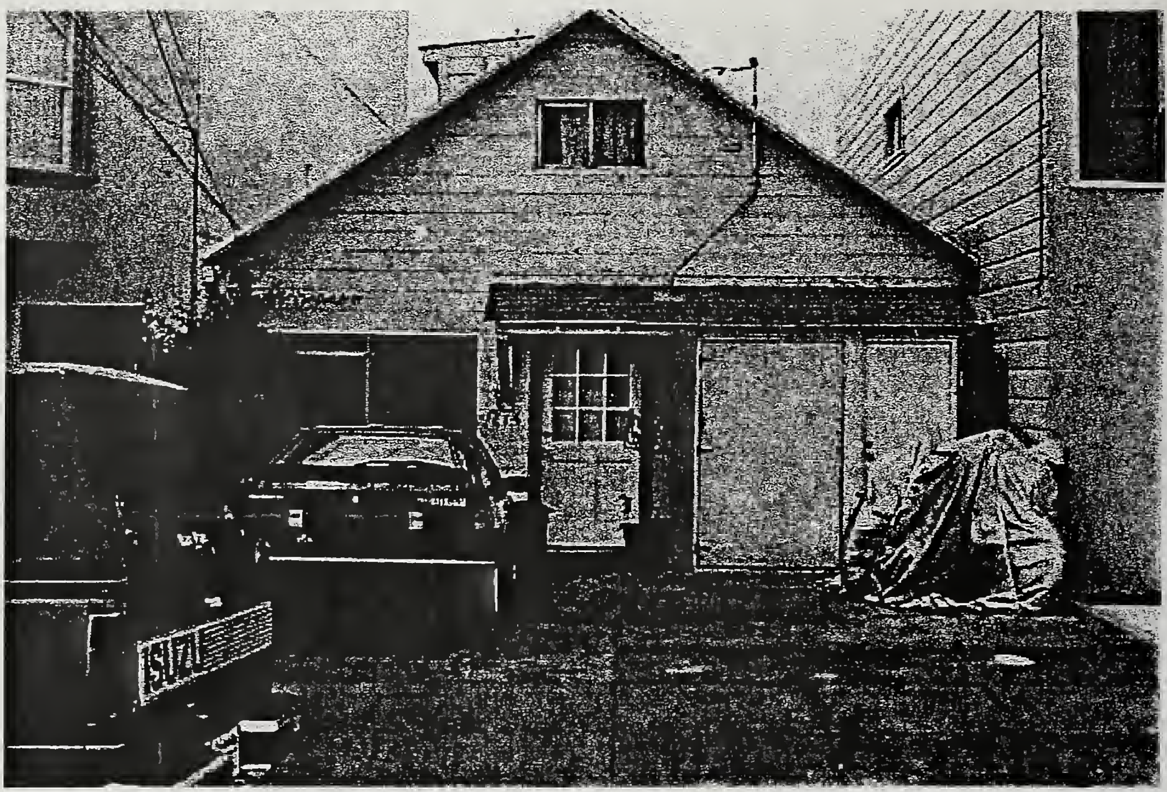
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature Neil Hart
Preservation Coordinator

Date: 7/6/5



1675- 48TH AVE FACADE

Environmental Exemption Application for Demolition & New Building
Supplemental Information Form for Historic Resource Evaluation
1675 48th Avenue: Block 1895 Lot 018

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Address:	1675 48th Avenue
Block/Lot:	1895/018
Date of Construction:	Estimated around 1923 ?
Source for Date:	Estimate: no construction permit on file
Architectural Style:	None
Architect & Builder:	Unknown
Original Owner:	See ownership information
Subsequent Owners:	See below
Historic Name:	None
Common Name:	None
Original Use:	Single Family Dwelling
Subsequent Uses:	Same
Has building been moved?:	No

Property Description/Construction History

- *Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.*

A soundness report on the property found it to be unsound above the 50% threshold. It is a one and a half storey, wood-frame building. It is located between Lawton & Moraga on the West side of 48th Avenue. The immediate neighborhood contains all residential uses. To the north and south, the properties are mostly multi-unit residential buildings. Adjacent and surrounding land uses along this portion of Street are primarily residential.

- *Provide a written description of all alterations to the property. Attach copies of all available building permits.*

Originally constructed as a single story, this property has had much illegal work done to it, altering the facade and the building overall. Building was extensively modified in 1931,1923 and1962 with permits. In 1976 exterior shingles were replaced with plywood. Garage was added and extended. See permit history.

- *Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.*

Photographs previously submitted with Environmental Exemption Application.

- *Provide historic photographs, if available.*

N/A

Ownership/Occupancy

~~Annie~~ Wood to Amelia Woodward:	04/13/1918
Amelia Woodward to Anna Oaks Wardell:	08/11/1921
Anna Wardell to Henriette Larrioq:	07/31/1941
Henriett Larrioq to Volney & Hazel Emmons:	10/18/1945
Charles & Barbara Delosier:	10/08/1956
Fred & Refugio Olmstead:	03/27/1952
Shelton Jordan:	03/26/1959
Shelton Jordan to Herve Boyer:	01/15/1963
Herve & Dolice Boyer to Harold Sellman:	07/24/1975
SFCC Public Health:	1994
Indra Allen	02/09/1995
Ten Peaks LLC:	02/2004

The only reference found in any resource searched for any of the above property owners was an obituary in the Examiner dated June 23, 1993 for a Harold Sellman.

Resources Researched

I researched virtually every listed resource listed in "How to Document a Building's History," including all Planning and Building Department files and Databases, Here Today Book & Junior League files, Spring Valley Water Company Records on Microfiche, all available Sanborn Maps, San Francisco Block Books, the Planning Department's 1976 Survey, Biographical Index Cards, Thompson-Gale Database: Biography & Genealogy Master Index, Index to the Great Register of Voter Records, and the entire property record on Microfiche at the Assessor's office.

Please find enclosed all available historical Sanborn Maps and permit history.

Historic Survey Information

Constructed prior to 1913
Listed in the 1976 Architectural Survey & more than 50 years old
Listed in the 1968 Junior League Survey (the basis for Here Today)
Listed in a San Francisco Architectural Heritage Survey & more than 50 years old
Listed in the UMB Survey
General Plan Referenced Building
National Register & California Register Status Code of 7
Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
Is there an existing, proposed, or potential historic district in the immediate vicinity to which the subject building would be a contributor?
Other Informational Survey

None of these are applicable to the subject building.

Conclusion

It is apparent from my research that this building is not associated with any historical person, event, or architectural style and is not considered significant under CEQA criteria.

Form Prepared by:	Eve Hodson
Company:	Quickdraw Permit Consulting 60 Otis Street San Francisco, CA 94103 (415) 552-1888 (415) 552-1889 fx quickdrawpc@yahoo.com

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MEMORANDUM

To: Distribution List

From: Viktoriya Mass

Date: September 7, 2005

Subject: 733 27th Avenue Categorical Exemption (Case No. 2004.0975E)

≡Certificate • Determination of Exemption...

Attached please find the 733 27th Avenue Categorical Exemption. This Categorical Exemption was mailed to you on August 25, 2005. However, the Categorical Exemption attachment, the Historic Resource Evaluation Response (HRER) Memorandum, was inadvertently omitted from the mailing. Therefore, the Department is resending you the complete version of the 733 27th Categorical Exemption with the HRER attached. If you have any questions, please call me at 558-5955.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Horizontal and Vertical Extensions of an Existing Two-Family Residence
Location: 733 27th Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 3,710-square-foot project site is located at 733 27th Avenue (Assessor's Block 1617, Lot 3). The proposed project would result in interior renovations, façade alteration and horizontal and vertical extensions of the existing two-family residence. The existing two-story building is approximately 1,848 square feet in size and has one off-street parking space. Upon completion of the proposed project, the building would have two residential units in a three-story, approximately 4,700 square-foot building with two off-street parking spaces in the ground floor garage. The proposed project would result in a horizontal addition that would extend the existing building about six feet

(CONTINUED ON NEXT PAGE)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mason and Laurie Quach

Exempt Status:
X Categorical Exemption [State CEQA Guidelines, Section 15301 (Class 1)]

Remarks: Please see reverse side.

Contact Person: Viktoriya Mass **Telephone:** 558-5955

Date of Determination:
August 24, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Sponsor
David Lindsay, Planning Department
Historic Resources Preservation Mailing List
Supervisor McGoldrick
Planning Commission
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

Description of Nature and Purpose of Project, continued:
to the north property line and 18 feet west into the rear yard and a vertical addition that would add a third floor to the existing building. The proposed project would also include interior renovations and alteration of the façade.

The project site is located on the west side of 27th Avenue, in the block bounded by Cabrillo Street, 28th Avenue, Balboa Street and 27th Avenue. The project site is within RH-2 (House, Two-Family) zoning district and within a 40-X height and bulk district.

Remarks:
CEQA State Guidelines Section 15301 (Class 1) provides an exemption for certain changes made to existing facilities. Specifically, Section 15301(e)(2) exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive. The proposed project would result in horizontal and vertical extensions that would add approximately 2,850 square feet to the existing 1,848-square-foot building. The project site is located in a dense urban residential neighborhood where all public services and facilities are available, the proposed project is within the development limits permissible under the *General Plan*, and the surrounding area is not environmentally sensitive.

Additionally, CEQA Guidelines Section 15301(a) specifically exempts from environmental review minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include interior renovations on the first and second floor of the existing structure. The interior renovations would include removal of existing and construction of new partitions, new bathroom facilities and general reconfiguration of space.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

Neighbors residing at 729 27th Avenue, immediately north of the project site, have raised concerns about the proposed project regarding historic resources, parking, air quality, shadows, and hazardous materials. These issues are addressed below under applicable topics.

Historic Resources. A Historic Resource Evaluation Response Memorandum prepared by the Planning Department determined that the existing building is not an historic resource and that the proposed project would not have an adverse effect on off-site historical resources. The existing building does not meet any California Register significance criteria (see attached Memorandum, *Historical Resource Evaluation Response*). In 1922, grocer Harry Wissman commissioned the Meyer Brothers to construct the buildings at 733 and 739 27th Avenue. The significance of Wissman for the California Register has not been established. Furthermore, the two buildings were never occupied by Wissman and do not otherwise have a close enough association with him to qualify for the California Register. Pertaining to the Meyer Brothers who built the homes, these buildings are minor examples of their work. The building adjacent to the project site, 729 27th Avenue, is a design by Edward Young, a noted San Francisco architect, and it may be a historic property.

The proposed project would not result in any physical alteration to the adjacent 729 27th Avenue building, or otherwise impact its historic character.

Traffic. The proposed project would not increase the number of dwelling units. Therefore, the proposed project would not be expected to generate additional traffic beyond the existing conditions.

The off-street parking requirement for residential uses in the RH-2 district is one space per dwelling unit. The proposed project would provide a total of two off-street parking spaces, one for each of the two dwelling units and is, therefore, consistent with the *Planning Code* parking requirements.

Noise. The proposed project's construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. The proposed project would not involve pile driving and would not create any pile-driving noise impacts. Because construction noise is regulated by Article 29 of the *Police Code* and is temporary and intermittent, the proposed project would not result in a significant impact with respect to noise.

Air Quality. The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds of significance are based on the minimum size of projects that BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project is well within this minimum standard.

Furthermore, projects resulting in six dwelling units or less in urbanized areas, such as San Francisco, are deemed to be exempt from CEQA. It is generally understood and accepted that air quality impacts associated with the construction of such projects are insignificant and do not require further evaluation. The construction of the proposed project would not generate adverse air quality impacts that would be considered significant under CEQA.

Shadows. The proposed project would add new shade to portions of the project site as well as to surrounding properties. However, because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope and would not increase the total amount of shading above levels which are common and generally accepted in urban areas. While the San Francisco Planning Department has chosen to consider the issue of the sun shading effects of proposed projects on public open spaces under the jurisdiction of or to be acquired by the Recreation and Park Commission, the loss of sunlight on private residences or property is rarely considered to be a significant impact on the environment under CEQA due to the dense urban fabric of the City. Although residents may regard the increase in shadow during any time of the year an inconvenience, the limited amount of increase in shading would not be considered a significant or adverse impact under CEQA.

Hazardous Materials. Because of the age of the existing building, asbestos-containing materials may be found during its expansion. Project design, which will incorporate existing regulations and procedures established as a part of the City's permit review process as well as by State and local law, would ensure that there would be no significant impacts due to asbestos. Because of the age of the existing building, it may also contain lead-based paint. Project design, which will incorporate existing regulations and procedures established by the *San Francisco Building Code,* would ensure that there would be no significant impacts associated with lead-based paint disturbance during construction activities.

Conclusion:

CEQA Guidelines Sections 15301 (Class 1) provides an exemption from environmental review for: 1) minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances (Section 15301(a)); and 2) additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive (Section 15301(e)(2)). The proposed project would include alteration of existing facilities and would result in an increase of less than 10,000 square feet. Additionally, adequate public services exist to serve the proposed project and allow for maximum development under the *General Plan*, and the project site in not in an environmentally sensitive area. Accordingly, the proposed project is appropriately exempt from environmental review under CEQA Guidelines Sections 15301(a) and (e)(2).

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MEMORANDUM: Historic Resource Evaluation Response

Project Address: 733 27th Avenue
Block: 1617 Lot: 003
Case No.:2005.0142E
Date of Review: May 5, 2005

Planning Department Reviewer:
N. Moses Corrette
415-558-6295
Moses.Corrette@sfgov.org

Preparer / Consultant
Name: Douglas and Cheryl Schultz
Company:
Address 729 27TH AVE
Phone: 664-1366
Fax:
Email:

Owner
Name: QUACH LAURIE YIH & MASON
Company:
Address: 733 27TH AVE
Phone: 664-1366
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description: Alteration of existing building; adding a 2nd unit; expansion to north and west elevations, and a new 3rd floor.

Pre-Existing Historic Rating / Survey
none

Historic District / Neighborhood Context
Residential street of 2 & 3 story single and two family dwellings built in the 1910s-1930s with some infill buildings. It is adjacent to a row of 6 houses built by Thomas Scoble.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: In 1922, Grocer Harry Wissman commissioned the Meyer Brothers to build 733 and 739 27th Avenue. The significance of Wissman for California Register significance has not been established. Further, the two buildings were never occupied by Wissman, and do not otherwise have a close enough association with him to qualify for the California Register. Pertaining to the Meyer Brothers who built the homes, these buildings are minor examples of their work.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2005.0664E, 2005.0665E and 2005.0772E Medical Cannabis Dispensary Code Amendments
Location:	Citywide
City and County:	San Francisco

Description of Nature and Purpose of Project: Supervisors Mirkarimi, Sandoval and Elsbernd have each proposed Medical Cannabis Dispensary Code Amendments ('proposed legislation'). The following summarizes the legislation proposed by each of the Supervisors.

Supervisor Mirkarimi Proposed Legislation (Board File No. 051250). This Board of Supervisors-proposed ordinance would amend the *San Francisco Planning Code* Sections 209.3, 217, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 810, 811, 812, 813, 814, 815, 816, 817, and 818 and add Sections 790.141 and 890.131. The ordinance would define medical cannabis dispensaries, prohibit dispensaries in Residential House (RH) and Residential Mixed (RM) zoning districts, and permit dispensaries elsewhere (RC, C, M and South of Market districts and on the ground level in all Chinatown and NC districts) subject to restrictions based on a dispensary's proximity to schools, community centers and institutions for the treatment of addictive diseases. Furthermore, the ordinance would require

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CONTINUED ON NEXT PAGE

Name of Person, Board, Commission or Department Proposing to Carry Out Project: San Francisco Board of Supervisors, sponsored by: Supervisor Ross Mirkarimi (Board File No. 051250), Supervisor Gerardo Sandoval (Board File No. 051260) and Supervisor Sean Elsbernd (Board File No. 051455).

Exempt Status:

X General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)).

Remarks: Please see page 3.

Contact Person: Viktoriya Mass **Telephone:** 558-5955

Date of Determination:

August 25, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Board of Supervisors
Daniel Sider, Planning Department
O. Chavez/Bulletin Board

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Description of Nature and Purpose of Project (continued from page 1):
adequate ventilation in dispensaries, prohibit the sale or distribution of alcohol at dispensaries, require Planning Department notice to interested individuals and properties within 300 feet of proposed dispensaries, require dispensaries operating before April 1, 2005 to obtain a permit within 18 months of the effective date of the legislation or cease operation, and require a notice that permits for dispensaries are not intended to and do not authorize the violation of State and Federal law.

The ordinance would also amend the *San Francisco Health Code* by adding Sections 3200 through 3220 to set medical marijuana possession guidelines; require a permit, business license, and business registration certificate for medical cannabis dispensary; set out the application process for a medical cannabis permit; set out operating requirements for medical cannabis dispensaries; and set out the administrative process for imposing penalties and/or permit suspension or revocation for violations.

The ordinance would also amend the *San Francisco Traffic Code* by amending Sections 53 and 132, to create an infraction for double parking in front of a medical cannabis dispensary and set the fine at $100.

The ordinance would also amend the *San Francisco Business and Tax Regulations Code* by amending Section 1 and adding Sections 1.177 and 249.17 to authorize the Department of Health to issue medical cannabis dispensary permits and to set out the license fees for medical cannabis dispensaries.

Supervisor Sandoval Proposed Legislation (Board File No. 051260). This Board of Supervisors-proposed ordinance would amend *San Francisco Planning Code* Sections 209.3, 217, 303, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 810, 811, 812, 813, 814, 815, 816, 817, and 818 and add Sections 790.141 and 890.131. The ordinance would define medical cannabis dispensaries, prohibit dispensaries in Residential House (RH) and Residential Mixed (RM) zoning districts, and permit dispensaries as conditional uses elsewhere (RC, C, M and South of Market districts and on ground level in all Chinatown and NC districts) subject to the restriction that no dispensary may be located within 1,000 feet of another dispensary. The ordinance would provide additional conditional use criteria for evaluating proposed dispensaries relating to the proposed dispensary's proximity to schools, playgrounds, neighborhood centers, drug treatment centers, child care centers, and other medical cannabis dispensaries. The ordinance would also prohibit dispensaries from applying for conditional use permits while they are under a notice of violation from the Planning Department or the subject of legal action by the City. Furthermore, the ordinance would allow medical cannabis dispensaries in operation prior to April 1, 2005 12 months from effective date of the legislation to obtain a conditional use permit or otherwise discontinue operation. Finally, the ordinance would require a notice on all dispensary permits that the permits are not intended to and do not authorize the violation of State and Federal law.

Supervisor Elsbernd Proposed Legislation (Board File No. 051455). This Board of Supervisors-proposed ordinance would amend *San Francisco Planning Code* Sections 209.3, 217, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 810, 811, 812, 813, 814, 815, 816, 817, and 818 and add Sections 790.141 and 890.131. The ordinance would define medical cannabis dispensaries, prohibit dispensaries in Residential House (RH) and Residential Mixed (RM) zoning districts, and permit dispensaries elsewhere (RC, C, M and South of Market districts and on the ground level in all Chinatown and NC districts) subject to restrictions based on a dispensary's proximity to other dispensaries, schools, community centers and institutions for the treatment of addictive diseases. Furthermore, the ordinance would require adequate ventilation in dispensaries, prohibit the sale or distribution of alcohol at dispensaries, require Planning Department notice to interested individuals and properties within 300 feet of proposed dispensaries, require dispensaries operating before April 1, 2005 to obtain a permit within 18 months of the effective date of the legislation or cease operation, and require a notice that permits for dispensaries are not intended to and do not authorize the violation of State and Federal law.

The ordinance would also amend the *San Francisco Health Code* by adding Sections 3200 through 3220 to set medical marijuana possession guidelines; require a permit, business license, and business registration certificate for medical cannabis dispensary; set out the application process for a medical cannabis permit; limit the time period for submitting applications for medical cannabis dispensary permits; require an annual report from the Director of Public Health to the Board of Supervisors; set out operating requirements for medical cannabis dispensaries; and set out the administrative process for imposing penalties and/or permit suspension or revocation for violations.

The ordinance would also amend the *San Francisco Traffic Code* by amending Sections 53 and 132, to create an infraction for double parking in front of a medical cannabis dispensary and set the fine at $100.

The ordinance would also amend the *San Francisco Business and Tax Regulations Code* by amending Section 1 and adding Sections 1.177 and 249.17 to authorize the Department of Health to issue medical cannabis dispensary permits and to set out the license fees for medical cannabis dispensaries.

Remarks:
The California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed legislation would permit an institutional land use, subject to restrictions, in most of the City's zoning districts with the exception of Residential House and Residential Mixed districts. Institutional uses are presently permitted by right or through a Conditional Use Authorization in many of the City's zoning districts. Therefore, the institutional land use allowed by the proposed legislation would be consistent with the type of land uses already present in the City.

Traffic generation by the medical cannabis dispensaries would be similar to traffic generated by other institutional uses, such as a clinic providing outpatient care or a pharmacy, already present in the City. Overall, the institutional land use permitted by the proposed legislation would not result in adverse transportation impacts because medical cannabis dispensaries would not generate a substantial number of new daily vehicle trips. Furthermore, the residential districts, where the existing vehicle volumes are relatively low, would not be adversely affected by the proposed legislation because it prohibits medical cannabis dispensaries in the Residential House and Residential Mixed districts.

The proposed legislation is not anticipated to stimulate new development beyond what would be expected without the proposed controls. Furthermore, any new development resulting from the proposed legislation would be individually subject to CEQA. The proposed legislation would not expand allowable physical changes nor result in any direct physical environmental effects. Accordingly, it can be seen with certainty that the proposed legislation would not have a significant effect on the environment and is, therefore, appropriately exempt under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

Neighborhood Concerns:
A "Notification of Project Receiving Environmental Review" was mailed on August 5, 2005 to interested parties. Members of the public have not expressed any concerns in regard to the proposed legislation.

Conclusion:
CEQA Guidelines, Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment. Since the proposed legislation would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0362E – 2001 37th Avenue- St. Ignatius College Preparatory

Location: Campus of St. Ignatius College Preparatory, located between 37th and 39th Avenues at Rivera St.
Block and Lot: Block 2094, Lot 006
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project consists of 15,450 square feet (sq ft) of infill buildings and 8,800 sq ft of rooftop deck space within an existing 495,468 sq ft (11.37 acres) school campus. The proposed project would include a new one-story 35-foot tall choral music room (2,200 sq ft), a batting cage (2,300 sq ft), and a weight room (1,800 sq ft). The new structures would add a total of 15,450 sq ft to the existing 194,477 sq ft complex and add 7,900 sq ft of building footprint to the site. The project site, mid-block within the St. Ignatius College Preparatory School campus, is set back from Rivera St at Quintara St. The site is irregular in shape, convex to the west where it abuts a curved athletic stadium with right angle boundaries to the east, north and south. The project area is approximately 20,000 sq ft or 0.5 acre in size. Located in the Outer Sunset neighborhood, the project site is 05 within the RH-11 (Residential, House, One-Family) zoning district and a 40X Height District. The project would require a conditional use authorization.

Name of Person Proposing to Carry Out Project: Amir Kakavand; CSD Architects, 415-693-9800

EXEMPT STATUS:

X Categorical Exemption [State Guidelines, Section 15314] Class 14.

REMARKS: CEQA State Guidelines Section 15314, or Class 14, allows for the exemption of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less.

(Continued on reverse side)

Contact Person: Jeremy D. Battis Telephone: 558-5968

Date of Determination: August 30, 2005

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Paul Maltzer
Environmental Review Officer

cc: Amir Kakavand, Project Sponsor
Daniel Sirois, Planning Dept.
Sue Hestor, Attorney at Law
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REMARKS (Continued):

The proposed project would consist of an addition of 15,450 sq ft of activity and athletic buildings to an existing academic campus complex of 495,468 sq ft. The additional building space would include a new choral music room, batting cage, and weight room, and would not provide additional classroom instructional capacity. These improvements would have no effect on student enrollment or number of faculty. Therefore, the proposed construction is appropriately exempt from environmental review under Class 14.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project is appropriately exempt from environmental review pursuant to Class 14.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case Number 2005.0399E: Demolition of a Two-Story Single Family Residential House and the Construction of a Three-Story with Mezzanine, Three Family Residential Building

Location: 869 North Point Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of a vacant two-story, single-family residential building and the construction of a three-story with mezzanine, three-family residential building measuring approximately 6,000 gross-square-feet (gsf). The proposed project would include three off-street parking spaces in a surface level garage. The project site at 869 North Point Street (Assessor's Block 0026/Lot 019B) is 3,437.5 square feet in size and located in the Russian Hill Neighborhood. The project site zoned RH-3 (Residential House District, Three-Family) and within a 40-X Height and Bulk district.

(Continued on next page).

105 Name of Person, Board, Commission or Department Proposing to Carry Out Project: Matthew Francois, (415) 788-2040, representing Northpoint Holdings, LLC

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Section(s) 15301 and 15303; Class Number(s): 1 and 3].

REMARKS: See reverse side

(Continued on second page.)

Contact Person: Tim Blomgren Telephone: (415) 558-5979

Date of Determination:

August 30, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Matthew Francois
Isolde Wilson
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page).

The proposed project would involve the demolition of a vacant two-story, single family residential building and the construction of a three-story with mezzanine, three-family residential building with three off-street parking spaces in a surface level garage. It is noted that the existing residential use has been vacant for several years, no displacement would result from the proposed project.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located the project site had the potential to be considered as an historic resource as defined by the California Environmental Quality Act (CEQA) due to its construction date of 1926 (demolition of a residential property constructed after 1913 and more than 50 years old). In a memorandum dated August 22, 2005 (attached), The Planning Department Preservation staff determined that while the building does appear to retain integrity in terms of location, design, materials, and workmanship, the surroundings have changed such that the it may no longer retain its intensity due to a lack of setting, feeling, or association. The proposed new building would be generally consistent with the scale of the surrounding neighborhood and there does not appear, based on current information, that there are any significant adjacent historical properties or districts. The memorandum concludes that this project would have no impacts to "historical resources" for purposes of CEQA.[1]

The proposed project would result in soils disturbance for the basement and the mat foundation to a depth of approximately seven feet. If prehistoric deposits are present within the project site, they would probably be at a level below that of the anticipated excavation. Therefore, the project is not expected to affect any CEQA significant archeological resources. Hence, no archeological mitigation measures would be required[2]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied.

The proposed project would also involve the construction of a three-story with mezzanine, three-family residential structure. Section 15303(b), Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of the three-family residential structure is exempt from environmental review under Class 3(b).

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1) or Class 1(l)(1) provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-story single-family-residential building, and therefore would be exempt under Class 1(l)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

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[1] Memorandum from Mark Luellen, Preservation Coordinator, San Francisco Planning Department, to Tim Blomgren, Major Environment Analysis, San Francisco Planning Department, August 22, 2005.

[2] Memorandum from Randall Dean, San Francisco Planning Department to Tim Blomgren, San Francisco Planning Department, July 20, 2005.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren

Project Address: 869 North Point Street
Block: 0026; Lot: 019B
Case No.: 2005.0399E
Date of Review: August 15, 2005

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Matthew Francois
Company:
Address: 20 California Street, SF 94111
Phone: (415)788-2040
Fax: (415)788-2039
Email:

Owner
Name: Northpoint Holdings, LLC
Company: Northpoint Holdings, LLC
Address: 1299 4th Street, Suite 500
Phone: (415)358-0700
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposed project includes demolition of an existing approximately 1,000 square-foot, one-story-over-basement single-family house and the new construction of a 6,000 square foot, three-story-over basement, three-unit condominium building.

Pre-Existing Historic Rating / Survey
None (building is older than 50 years old)

Historic District / Neighborhood Context
None

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: While building does appear to retain integrity from its date of construction, the surrounding has changed significantly, and therefore setting, feeling, and association have changed, and may not retain integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed new building is generally in scale with the surrounding neighborhood, but there does not appear, based on the information available at the time of this report, that there is any significant adjacent historical properties or districts.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________
Mark Luellen, Preservation Coordinator

Date: 8·22·05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2005.0366E– 232 27th Street
Project Location:	232 27th Street between Church and Dolores Streets
Assessor's Block and Lot:	Block 6578, Lot 018
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project entails reconstruction of the rear portion of a two-story, 3-bedroom 1888 single-family residence. The project would require removal of 192-square feet (sq ft) of an existing, non-original 2-story extension and an 85-sq ft wood deck and construction of a new 2-story 464-sq ft extension at the rear, resulting in a net gain of 272 sq ft. The proposed project includes conversion of an existing ground-floor storage and laundry area to a bedroom and full bath, a second floor relocation of an existing bathroom, and a new stairwell between floors. The existing building at 232 27th Street is listed in *Here Today* and, as such, is considered a historic resource under the California Environmental Quality Act (CEQA). The project site, on the northern side of 27th Street, approximately mid-block (Assessor's Block 6578, Lot 018), is a rectangular-shaped parcel of 2,850 sq ft within the city block bounded 27th St to the south, Cesar Chavez to the north, Church St to the west, and Dolores St to the east. The existing 2,402-sq ft structure is set back 14 feet from the edge of the lot line. The project site, located in the Noe Valley neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Karen Mar, Yama & Mar Design, 415-550-3003, representing Warren Mar

EXEMPT STATUS:
X Categorical Exemption [State Guidelines, Section 15301(e)(2); & 15301(a)], Class 1.

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 558-5968

September 7, 2005
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Karen Mar, Project Sponsor
Sue Hestor, Attorney at Law
Historic Preservation List
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REMARKS (Continued):

The existing building at 232 27th Street is listed in *Here Today*, a cultural resource survey, and subsequent book of historic resources in San Francisco. On page 301, *Here Today* describes the structure, built in 1888, as nicely proportioned with well-defined surface areas. As such, the property is determined to be eligible for listing on the California Register of Historical Resources.

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined the existing building is a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historic resource. Upon review of the proposed project, the Planning Department determined that it would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse impact on the historic resource[2].

This determination was based on the fact that the proposed alterations are designed in such a way that the size, scale, proportions, and massing of the existing building would be preserved. The proposed changes will not be visible from the street since the proposed work will be interior changes or located at the rear, which is a distance of more than 30 feet from the front building wall.

CEQA State Guidelines Section 15301(e)(2) or Class 1(e) provides an exemption from environmental review for additions to existing structures not in excess of 10,000 sq ft provided that the project is sited in an area containing all necessary public services and facilities, and is located in an area deemed not environmentally sensitive. The proposed project would meet these criteria by adding approximately 272 sq ft to an existing 2,402-sq ft residence, in an area containing existing public services and facilities, and not located in an environmentally-sensitive area. The project, therefore, would be exempt from environmental review under Class 1(e).

The proposed project would also involve interior and exterior alterations to a 2,402-sq ft single-family residential building. CEQA State Guidelines Section 15301(a), or Class 1(a), provides an exemption for interior or exterior alterations for such things as interior partitions, plumbing, and electrical conveyances. Therefore, the proposed alterations are exempt from environmental review under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Tina Tam, Preservation Resource Specialist to Nannie Turrell, Major Environmental Analysis. May 23, 2005. See attached.

[2] ibid.

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MEMORANDUM

TO: **Nannie Turrell, Major Environmental Analysis**

CC: Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Preservation Coordinator

DATE: **May 23, 2005**

RE: **232-27th Street**
Block 6578, Lot 18
2005.0366E
Historic Resource Evaluation Response

Project Description

The project as shown in plans dated March 7, 2005, is to (1) demolish portions of the two-story addition at the rear of an existing two-story, single-family dwelling, and (2) construct a new two-story rear horizontal extension that includes a new deck and stairs above grade. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Environmental Review

For the purposes of CEQA (California Environmental Quality Act), the building is considered a historical resource - Category A2 property. It is listed on page 301 of the book *Here Today*, a survey adopted by the Board of Supervisors. According to *Here Today*, the subject property was constructed in 1888; notations in the book describe the building as nicely proportioned with well-defined surface areas. As such, the property is determined to be eligible for listing on the California Register of Historical Resources and any changes to the dwelling is required to be consistent with the Secretary of the Interior's Standards under CEQA to be considered exempt from environmental review.

This memorandum is an evaluation of the plans in accordance with the Secretary of the Interior's Standards.

Project Analysis

As referenced in the above paragraph, the subject property derives its significance for architecture. The character-defining features include: (1) Stick style façade; (2) gable roof behind a flat front parapet; (3) squared bay with paired windows; (4) chaste semi-mansard roof; (5) hooded entrance, (6) horizontal wooding siding; (7) wood trim and frame windows; (8) defined projecting cornice, (9) period bracket and molding; and (10) vertical strips at sides of windows and walls.

There are ten standards for rehabilitation. The following is a review and analysis of the proposed project in accordance to these standards:

Standard No. 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

There is no change to the actual use of the property. The use of the property will remain as a single-family residential dwelling. The zoning district is RH-2 (Residential, House, Two-Family) and the neighborhood contains both a mix of single- and multi-family dwellings.

Standard No. 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The existing dwelling, along with the adjacent and similarly sited and massed dwelling at 230-27th Street, were both constructed as one-story-over-ground dwellings. Both dwellings contain exterior alterations at the ground level with either one- or two-car garages. As previously mentioned, the proposed project is to demolish a portion of the existing two-story extension (unoriginal to the building) and construct a new two-story extension at the rear. The proposed changes will not be detectable from the street, since the proposed work will be interior changes or located at the rear. There will be no significant impact to historic character of the property because the new extension will be smaller in size and lower in height than the existing gable roof at the front. Based upon the proposed rear elevation, the proposed new extension will clearly read as being separate and distinct from the historic portion of the structure.

Standard No. 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The new extension will be simple yet compatible with the existing dwelling on the property. The extension will have the same wood siding and double hung windows to match and no conjectural features or elements from other historic properties added.

Standard No. 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There is no change to the existing front façade or to the original mansard roof.

Standard No. 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

There is no change to the architectural features such as the flat front parapet and single bay window, or architectural details such as the moldings and brackets or the architectural materials, horizontal wood siding and wood frame and trim double hung windows. Because the property is considered an historical resource, the State Historical Building Code may be used.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

There is no identifiable repair to any exterior deteriorated historic features.

Standard No. 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are no damaging treatments proposed.

Standard No. 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There is no evidence of archeological resources on the site.

Standard No. 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The extension will be compatible with the materials, massing, and scale of the property. The extension will be setback more than 30 feet from the front building wall and will be entirely not visible from the street. The extension will have a pitch roof at a slightly different angle than the existing to both mitigate for any potential visual impacts as well as to differentiate the new from the existing centered gable roof behind the flat front parapet that is part of the historic portion of the building. While the existing garage on the right side of the front façade will be converted into a pathway to new habitable space on the ground floor behind the garage, the existing garage door will remain in place. Since there is only one dwelling unit on the property, elimination of one parking space in a two-car garage will still comply with the Planning Code. There is also no change to the existing garage door on the left side of the front façade.

Standard No. 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new extension located at the rear of the property will not substantially impair the essential form and integrity of the historic property and its environment. As discussed in this *report, there are no significant negative impacts to the character-defining features of the property as a result of this project.*

Conclusion

The proposed project will repair, update and expand the existing single-family dwelling on the property while preserving the portions or features that convey its historical and architectural significance. The impacts resulting from the changes are minimal and will not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Since the proposed project will possess many of these aspects, Staff believes the project will retain its integrity and is consistent with the Secretary of the Interior's Standards for Rehabilitation.

G:\TBT\historic\232-27th Street.doc

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0272E

Location: 145 Edinburgh Street

City and County: San Francisco

Description of Nature and Purpose of Project: The project site at 145 Edinburgh Street (Block 5957 Lot 035) is approximately 2,495 square feet (sq.ft.) in size and is located mid-block on the east side of Edinburgh Street, between Avalon and Peru Avenues. The proposed project would involve demolition of an existing one-story single-family building and the construction of a new three-story plus stair penthouse single-family residence. The new approximately 3,979 gross square foot building would include two levels over a ground floor garage accommodating two tandem off-street parking spaces. The project site is zoned RH-1 (Residential, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Ahmad Larizadeh, (415) 716-9099

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:

9/7/05

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:
Ahmad Larizadeh, Project Sponsor
Delvin Washington, NW Neighborhood Planning
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Distribution List

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REMARKS (continued from previous page):

The existing building at 145 Edinburgh Street is a one-story, one-unit residential building. The proposed project would involve demolition of the existing building and construction of a three-story, one-unit residential building totaling approximately 3,979 gsf.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The building, which is located in the Excelsior Neighborhood, on the east side of Edinburgh Street, between Avalon and Peru Avenues, is not located in any designated historic district. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources. No information regarding the property's potential to possess significance associated with important events and persons, distinctive architecture or information potential was provided to the department.

Overall, the building lacks integrity. Preservation staff does not believe that the building meets the eligibility criteria for the California Register, and therefore would not be considered an historical resource for the purposes of CEQA. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

The proposed project would also involve the construction of a three-story, single-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of one residential dwelling unit is exempt from environmental review under Class 3(b).

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would result in the demolition of a single-family residential building and would therefore be exempt under Class 1(l)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. May 19, 2005.

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COMMISSION CALENDAR
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INTERNET WEB SITE
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MEMORANDUM: Historic Resource Evaluation Response

Project Address:
Street No. & Name: 145 Edinburgh Street
Block: Lot: 5957/035
Case No.: 2005.0272E
Date of Review: May 16, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Kelly Pepper
Company:
Address: 185 Berry Street
Phone: (415) 307-5082
Fax:
Email:

Owner
Name: Alfred Lee
Company:
Address: 1320 Marin Street
San Francisco, CA 94124
Phone: (415) 240-6198
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story, single-family structure and construct a new three-story plus stair penthouse, single-family structure on the subject property.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

Based upon Parcel Information Database, the structure was constructed in 1906. As such, the Major Environmental Analysis unit planner has determined that this property (constructed before 1913) falls into Category B, Properties Requiring Further Consultation and Review.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: The construction date of the structure is ambiguous. According to Parcel Information Database, the structure was constructed in 1906. However, records from Spring Valley Water Works show water service connection in 1912. Since there are no Sanborn Maps for the subject block until 1913, it is uncertain as to when the structure was actually constructed. The project sponsor researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, there is no indication that any historical renowned people ever owned or lived on the subject property. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. The building is completely plain and unadorned. Clad also entirely of painted wood horizontal board siding, the building has little to no decorative features characteristic of the style found during the period of construction, either in 1912 or before. At the front façade there are two planks mounted on both side of one undersized vinyl window and a partial parapet concealing a variety of different roof pitches behind. While there are no permits on record for any alterations completed for the front of the building, it is clear that many alterations were made. Judging by the photographs submitted, the building currently on the subject property is not the same building that was originally constructed in the early turn of the 19th century.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

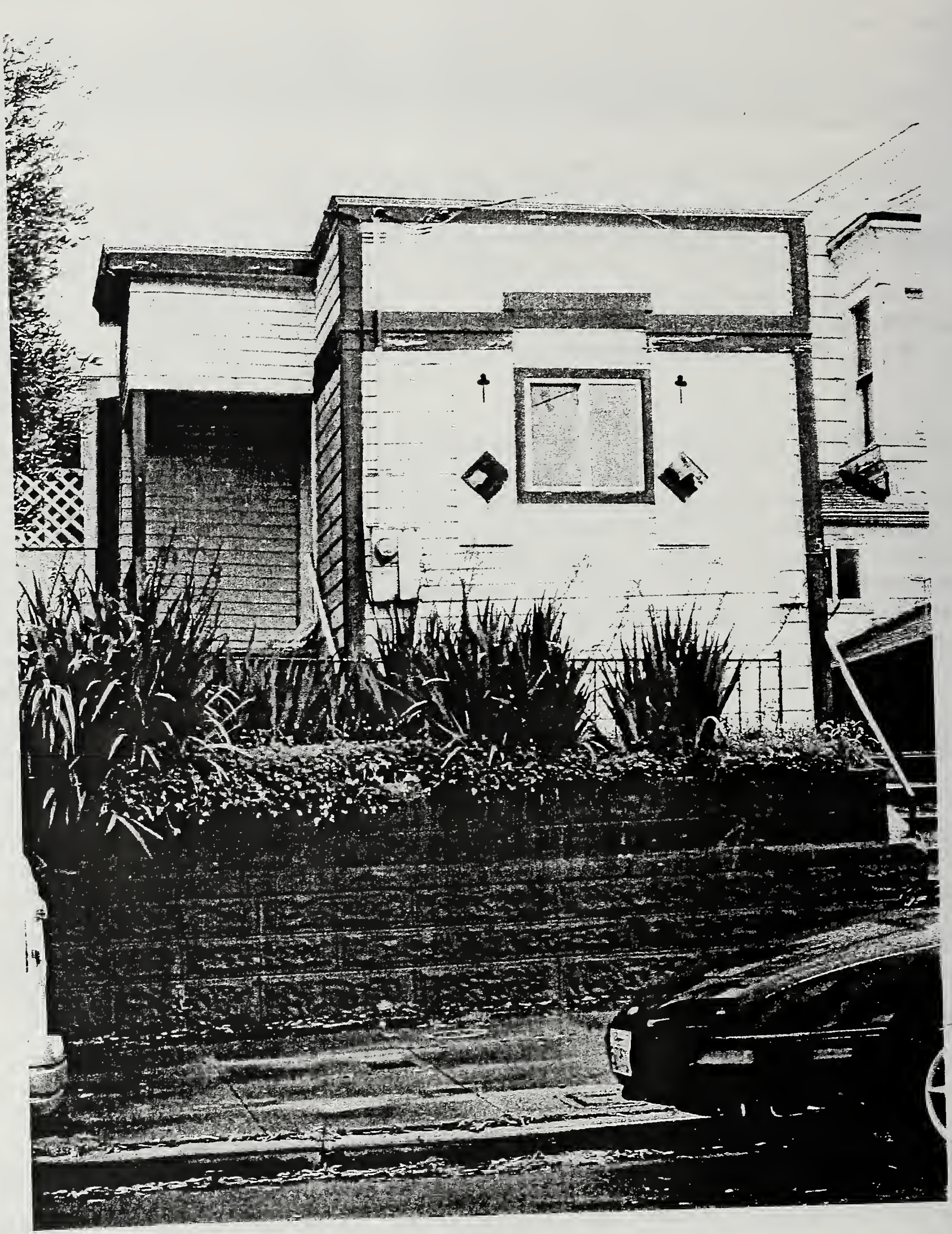
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature Neil Hart
Preservation Coordinator

Date: 5/19/2005



145 Edinburgh Street

PLANNING DEPARTMENT
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	Addition of Six- Residential Units to an Existing Two-Story Building.
Location:	2004.0647E- 2235 Mission Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The 3,675 square foot project site is located at 2235 Mission Street, Assessor's Block 3590 Lot 31. The proposed project would convert the existing structure and construct a three-story addition to the existing building for a four-story plus mezzanine, six-unit residential building with 5,522 sq.ft of groundfloor retail. The total gross square footage of the new building would be approximately 13,362 sq.ft. The new structure would be approximately 50 feet in height and would include six three-bedroom units. The site is located 190 feet south of the SE corner of Mission and 18th Street, bounded by 18th Street to the north, 19th Street to the south, Capp Street to the east, and Mission Street to the west within the Mission neighborhood. The site currently contains a 5,522 sq.ft. one-story plus mezzanine commercial building which has been vacant for four years, of which only the walls would be retained for the proposed project. The project site is located within the NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 65-B height and bulk district. The proposed project would require a Conditional Use for not providing parking in a NC-3 district. The existing building was an Unreinforced Masonry Building that was seismically retrofitted in 2003. The project site is also located within the proposed Eastern Neighborhoods planning area.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Phil Rossington, Rossington Architecture representing the owner, Focus Development LLC

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Section 15332 (In-Fill Development Projects)]
X General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:

September 8, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Lisa Gibson
for Paul Maltzer
Environmental Review Officer

cc:
Phil Rossington, Project Contact
John Purvis-SE Quadrant Planning Department
Distribution List
Historical List
Supervisor Ammiano- Board of Supervisors, District 9
Planning Commission
Bulletin Board
L. Fernandez / M.D.F.
Exemption / Exclusion File

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REMARKS (continued from previous page):

California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) allows for the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. These conditions are described below (per CEQA Guidelines Section 15332, In-Fill Development Projects).

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site is within a NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 65-B height/bulk district, where the proposed residential with groundfloor commercial is a permitted use. The NC-3 district permits a dwelling unit density of one dwelling unit for each 600 square feet of lot area, allowing a maximum of six dwelling units on the project site. The proposed project would provide six units and would not exceed the dwelling unit density. A three-story addition would be added to the existing one-story plus mezzanine building. The new building would be approximately 50 feet in height and would comply with the 65-B height/bulk district. The proposed project would also be consistent with the *General Plan*. The existing building has 100% lot coverage. In NC-3 districts, rear yard setback is only required at residential levels, a 25% rear yard setback is proposed on all residential levels. The NC-3 zoning district requires a Conditional Use for not providing parking. The project site is also located within an area of the proposed Eastern Neighborhoods planning area where mixed-use housing development is encouraged. The proposed project would not conflict with the proposed Planning efforts.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is 3,675 sq. ft. The site is located 190 feet south of the SE corner of Mission and 18th Street, bounded by 18th Street to the north, 19th Street to the south, Capp Street to the east, and Mission Street to the west within the Mission neighborhood. The site is within a developed, mixed-use area of San Francisco. Immediately to the north and south of the proposed project are one-story furniture stores. However, along this portion of Mission Street, three and four story residential over groundfloor retail is the predominate use. Across from the project site, at the SW corner of 18th and Mission, a five-story, 23-unit residential building over groundfloor commercial is currently under construction. Thus, the proposed project would be characterized as an in-fill development surrounded by urban uses.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

No soil disturbance is proposed as part of the project. A one-story commercial building occupied the majority of the 3,675-square-foot-site. The site is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) the proposed project is estimated to generate approximately 558 daily person-trips. About 55 daily person-trips would be during the p.m. peak hour (10 trips by the residential component and 45 trips from retail component), thus it would have no discernable impact on traffic relative to the existing capacity of the surrounding street system. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 55 p.m. peak-hour person-trips, 32 would be vehicle-trips, 11 would be transit trips, and 13 walking or by other means that include bicycling and motorcycles. The change in area traffic as a result of the project would be undetectable to most drivers. Traffic impacts associated with the proposed project would not be significant relative to the existing capacity of the surrounding street system. San Francisco *Planning Code* Section 151, requires residential projects in the NC-3 zoning district to provide one off-street parking space per dwelling unit, therefore, six spaces are required, however, none is proposed. New driveway curb cuts are not allowed on Mission Street due to its high density of commercial activity; therefore, the project sponsor is seeking a conditional use permit from the parking requirement. Retail parking requirement is only in effect when the occupied floor area exceeds 5,000 square feet; the net square footage of the retail space is 3,322 square feet, thus the proposed retail component would not be required to provide parking.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. No soil disturbance is proposed as part of the project. Because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

> The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

> The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

Shadow

The new building would shade adjacent properties but would not increase the total amount of shading in the neighborhood above levels which are common and generally accepted in urban areas. Therefore, the proposed project is not considered to be a significant adverse impact on the City's environment. Section 295 of the City Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. To determine whether this project would conform to Section 295, a shadow fan analysis was prepared by the Department of City Planning. This analysis determined that the project shadow would not shade public areas subject to Section 295. A copy of the shadow fan analysis is available for review at the Department of City Planning, 1660 Mission Street, San Francisco.

Archeological Resource

The project area is highly archeologically sensitive for prehistoric, Spanish-Mexican Period, and 1850s-1860s historical archeological deposits. However, the proposed project would not result in any soil disturbance, thus, the project would not impact any archeological resources.

Historic Resource

The existing building was surveyed as part of the 1990 Unreinforced Masonry Building Survey.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department has to determine whether the building located on the project site is a historical resource as defined by CEQA.[1] The existing commercial building was constructed in 1911. According to the historical evaluation, this building was constructed in the Mission architectural style, though it does not appear to be a particularly significant example of this style. It also does not appear from the information provided that any significant events or persons are associated with the building. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource under CEQA. Alternative of this building would not result in a significant effect on a historical resource.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on April 11, 2005 to the owners and occupants of properties adjacent to the project site and interested parties. Members of the public have not expressed any concerns in regards to the proposed project.

Conclusion

The proposed project would meet the conditions of an in-fill development per Section 15332 of the CEQA Guidelines and Guidelines Section 15061(b)(3), exemption from environmental review is appropriate where it can be seen with certainty that the proposed project would not have a significant impact on the environment. CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The proposed project would be exempt under both the General Rule Exclusion and the Class 32 exemption, independently. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment.

---

[1] Memorandum from Winslow Hastie, Preservation Planner, *Historical Resource Evaluation Response for 2235 Mission Street,* May 26, 2005

PLANNING DEPARTMENT

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City & County of S.F.
Dept. of City Planing
JUN 03
OFFICE OF
ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

Project Address: 2235 Mission St. Block: 3590 Lot: 031 Case No.: 2004.0533E Date of Review: 5-26-05	**Planning Department Reviewer:** Winslow Hastie 415-558-6381 winslow.hastie@sfgov.org
Preparer / Consultant Name: Phil Rossington Company: Rossington Architecture Address: 4529 18th St., SF, CA 94114 Phone: 552-4900 Fax: Email: phil@rossingtonarchitecture.com	**Owner** Name: Tony Vela Company: Focus Development LLC Address: 397 Mullen Ave. SF, CA 94110 Phone: 517-6959 Fax: Email:
PROPOSED PROJECT ☐ Demolition X Alteration	**Project description:** Addition of six dwelling units in a three-level vertical addition above existing ground floor commercial space.
Pre-Existing Historic Rating / Survey UMB Survey, Pre-1913 construction	**Historic District / Neighborhood Context** A neighborhood commercial district with commercial uses at street level with some residential above.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes X No ☐Unable to determine
- **Persons:** or ☐Yes X No ☐Unable to determine
- **Architecture:** or ☐Yes X No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This building was constructed in the Mission architectural style, though it does not appear to be a particularly significant example of this style. It also does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks		**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks		**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks		**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks				

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue. However, the original entry and decorative transom have been removed.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes **X** No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Neil Hart
Preservation Coordinator

Date: 1 June 2005

PLANNING DEPARTMENT
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2005.0400E
Location:	147 Laidley Street (Assessor's Block 6664, Lot 025)
City and	San Francisco

Description of Nature and Purpose of Project: There is currently a 1,172 sq. ft., one-story over basement, single-family structure on the project site. The proposed project would demolish the existing building and construct a 3,291 sq. ft., two-story over basement single-family structure with one parking space at approximately 24-feet in height measured from the curb. The existing one-story building on the project site is approximately 20-feet high at the roof peak and contains no off-street parking. The site is a downward sloping lot with an approximately 26-foot grade change from the front curb to the rear property line. The existing building on the project site was constructed in 1909. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The approximately 2,500-square foot site is located on Laidley Street between Harper and Fairmount Streets. The site is zoned RH-1 (Residential, One-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Lise de Vito, Architect (415) 495-7889

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1), and 15303(a)]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:
September 9, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Dan Matarozi, Project Sponsor
Lise de Vito, Project Contact
Tina Tam, SW Team, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.[1] The existing structure on the project site is a one-story structure with a basement. Lots to the west of Laidley are up sloping and lots on the east of Laidley are down sloping. The buildings along Laidley include a mix of older and more modern style buildings on both down sloping and up sloping lots.

The building was constructed in 1909 and from the information provided; it does not appear that any significant events or persons are associated with the building. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register. Over the years, the building has been significantly altered with new aluminum siding, new vinyl windows, and new asphalt shingle roof over the single-bay projection at the front of the property. Therefore, the building is not a resource for the purposes of CEQA.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family residential and therefore would be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a 3,291 sq. ft., two-story plus basement, single-family residential structure. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of a single-family residence. In urbanized areas, this exemption allows up to three single-family structures. Therefore, the proposed construction is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Historic Resource Evaluation Response Memorandum from Tina Tam, Preservation Technical Specialist, to Tammy Chan, Major Environmental Analysis, August 31, 2005.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

Address:
Street No. and Name: 147 Laidley Street
Block: Lot: 6664/025
Case No.: 2005.0400E
Date of Review: August 31, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

MEA Planner:
Tammy Chan

City & County of S.F.
Dept. of City Planing
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Preparer / Consultant
Name: Lise de Vito, Architect
Address: 156 South Park
San Francisco, CA 94107
Phone: (415) 495-7889
Fax: (415) 495-7869
Email: www.zachdevito.com

Owner
Name: Dan Matarozi
Address: 1060 Capp Street
San Francisco, CA 94131

Phone: (415) 285-6930
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story-over-basement, single-family structure and construct a new two-story-over-basement, single-family structure.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
Mixed of older and more modern style buildings on either down sloping or up sloping lots.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:
According to Parcel Information Database, 147 Laidley Street was constructed in 1909 and is approximately 1,172 square feet. Architect Lise de Vito researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, none of the occupants were associated with any historical significance. Archival research also yielded no documentation indicating that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not

have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☐ Retains ☐ Lacks
design, ☐ Retains ☐ Lacks
materials, ☐ Retains ☐ Lacks
workmanship ☐ Retains ☐ Lacks
setting, ☐ Retains ☐ Lacks
feeling, ☐ Retains ☐ Lacks
association. ☐ Retains ☐ Lacks

Notes:
The subject property is believed to not be an historic resource, so there are no integrity issues. Based upon the photographs submitted, the subject building is exceedingly modest, and is not a good example of any particular style or house type. While 147 Laidley Street appears on the 1915 Sanborn Map, it does not on the 1900 Sanborn Map, the period when the neighborhood development of Fairmount Heights first began. It has been over the years drastically altered with new aluminum siding, new vinyl windows, and new asphalt shingle roof over the single-bay project at the front of the property. It therefore does not retain a high level of integrity or possess the distinctive qualifies that make this particular dwelling significant.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9-1-05

Mark Luellen, Preservation Coordinator

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case Number: 2005.0336E: Demolition of a single story, single family residential house and the construction of a three-story with mezzanine, single-family residential building

Location: 252 Holyoke Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing vacant one-story, single-family residential building and the construction of a three-story, one-family residential building measuring approximately 4,800-gross-square-feet (gsf). The proposed project would include two parking spaces. The project site at 252 Holyoke Street (Assessor's Block 5976/Lot 006) is 3,000 square feet in size and located in the Excelsior Neighborhood. The project site zoned Residential House District, One-Family (RH-1) Zoning District and within a 40-X Height and Bulk District.

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Ahmad Larizadeh, (415) 716-9099.

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Section(s) 15301 and 15303; Class Number(s): 1 and 3].

REMARKS: See reverse side

(Continued on second page.)

Contact Person: Tim Blomgren Telephone: (415) 558-5979

Date of Determination:

September 15, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Ahmad Larizadan
Julian Banales
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page).

The proposed project would involve the demolition of an existing vacant one-story single-family residential building and the construction of a three-story, single-family residential building with two off-street parking spaces in a ground floor garage. Although this project would involve the demolition of a unit of housing, it would not be considered an adverse impact because of project would result in a replacement of that unit of housing with another unit of housing. As the existing residential use has been vacant since 1999, there would not be a housing displacement issue.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located at the project site had the potential to be considered as an historic resource as defined by the California Environmental Quality Act (CEQA) due to its construction date of 1923 (demolition of a residential building built more than 50 years ago and constructed after 1913). In a memorandum dated September 1, 2005 (attached), the Planning Department Preservation staff determined that there was not any information to lead one to conclude that the building was associated with any historic person or event. Although the existing building retains integrity regarding its block face which consists of two-story, single-family houses that have various styles and design quality, the Preservation staff does not believe that it would constitute an historic district. While the building retains sufficient integrity from its construction date, there is nothing remarkable about the structure that would make one believe it would be eligible for the California Register. The property is not considered a "historical resource" for purposes of CEQA. Therefore, its demolition would not be considered a significant impact. In addition, the project would not have an adverse effect on off-site historical resources.[1]

There are three recorded prehistoric sites (CA-SFR-16, 17, and –18) located five to six blocks to the north of the project site in an area that historically would have had a terrace above the southern gradient dropping down into Islais Creek. There may have been a prehistoric site, University Mound, further to the west at a higher elevation from the project site but this could not be definitely determined. Nevertheless, it does not seem likely the prehistoric deposits would be within the project site within the depths anticipated of project impacts. The project site is not near any historically known watercourses. No historically archeological resources are known within the project site or within its vicinity except possibly associated with the 19th Century University Mound Ladies Home located to the west. Nothing is known about the site formation or previous cut or fill activities. There does not appear to have been substantial previous soils disturbance. It is not known what type of foundation this project would have; however, it can be assumed that would be either mat or slab-on-grade foundation. The proposed project would probably result in very shallow soils disturbances, but based on the foregoing, it does not seem that archeological resources could be impacted by the proposed project.[2]

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below the project was found to satisfy criteria for exemption under classes 3 and 1.

---

[1] Memorandum from Mark Luellen, Preservation Coordinator, San Francisco Planning Department, and Tim Blomgren, San Francisco Planning Department, September 1, 2005

[2] Memorandum from Randall Dean, San Francisco Planning Department, to Blomgren, June 28, 2005.

The proposed project would also involve the construction of a three-story, three-family residential structure. Section 15303(b), Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of the single-family residential structure is exempt from environmental review under Class 3(b).

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1) or Class 1(l)(1) provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a one-story single-family-residential building, and therefore would be exempt under Class 1(l)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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City & County of S.F.
Dept. of City Planning
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OFFICE OF ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:

Project Address: 252 Holyoke Street
Block: 5976 Lot: 006
Case No.: 2005.0336E
Date of Review: August 31, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Kelly Pepper
Company:
Address: 185 Berry Street, Suite 5300
Phone: 415-307-5082
Fax:
Email:

Owner
Name: Alfred Lee
Company:
Address: 1320 Martin Street
Phone: 415-240-6198
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing 525 square-foot single-family house and construct a new three story single-family house.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
The subject block face and the facing block face consist of two-story single-family houses that have various styles and design quality; staff does not believe that they would constitute a historic district.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The project sponsor provided a lineage of the buildings owners and researched those owners along with the property at the History Center of the Public Library. The research provided no information that would suggest the property was associated with a historic person or event. The construction date is 1924, well after the reconstruction period of the 1906 Earthquake. While staff believes that the structure retains sufficient integrity from its construction date, there is nothing remarkable about the structure that would make one believe it would be eligible for the California Register under Architecture. The architect is unknown.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks		**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks		**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks		**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks				

Notes: (See. No. 1. above for comments.)

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 9-1-05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

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November 10, 2005

Ahmad Larizadeh
71 Blake Street
San Francisco, CA 94118

Subject: 252 Holyoke Street, Case No. 2005.0336E

Dear Mr. Larizadeh:

Following a site visit to the property at 252 Holyoke Street, Moses Corrette of the Planning Department staff, informed me that there are two 1906 refuge shacks on the property that appear to have been move there in the 1920s. In light of this new information, I am rescinding the Certificate of Determination of Exemption/Exclusion From Environmental review that was issued on September 15, 2005. California Environmental Quality Act Guidelines, Article 19, Section 15300.2(f) states that "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." The structures on the property at 252 Holyoke Street are presumed historical resources, and the proposed demolition would require environmental review. If you would like to proceed with this proposal, please file an Environmental Evaluation Application. If you would like to discuss this matter further, please call either Mark Luellen at (415) 558-6478 or myself at (415) 558-5994 to schedule a meeting.

Sincerely,

Nannie R. Turrell

Nannie R. Turrell
Environmental Planner

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cc. Mark Luellen, Preservation Coordinator
Moses Corrette, Preservation Specialist
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0397E

Location: 575 Eddy Street (Assessor's Block 0336, Lot 014B)

City and San Francisco

Description of Nature and Purpose of Project: The 6,875-square-foot project site (Assessor's Block 0336, Lot 014B) is located at 575 Eddy Street on the south side of the street between Larkin and Hyde Streets. The proposed project involves the interior remodel of 35 residential studios and 12 one-bedroom units to a mix of 12 studios, 29 one-bedroom units, and six two-bedroom units. The windows of the existing building on the Eddy Street façade would be replaced in kind with wood; all other windows would be replaced with vinyl. The garage door opening on Eddy Street would be converted into a recessed accessible entrance and contain a wood and glass door/window system. The existing structure on the site is a 30,550-gross-square-foot (gsf), seven-story, 75-feet high apartment building, with six-off-street parking spaces. The proposed renovation would not change the existing height, use, gross square footage, or number of off-street parking spaces on the site. The existing building on the project site, constructed in 1925, has a National Register code of "2D3", as a contributing structure in the San Francisco Apartment/Hotel District. The building is on the California Register of Historical Resources; is listed on the City's 1976 Architectural Survey with a rating of "1"; and has a "C**" rating on the San Francisco Heritage Foundation's survey of historic buildings. The project site is zoned RC-4 (Residential-Commercial Combined, High Density) and is within an 80-T height and bulk district. See page 2.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Michael Chan, Asian Inc., (415) 928-5910

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(a), Class 1(a) and 15331, Class 31]

REMARKS: See page 2.

Contact Person: Nannie R. Turrell

Date of Determination:

September 16, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Michael Chan, Project Sponsor
Jerry Jai, Tenderloin Neighborhood Development Corporation
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
MDF file
Exemption/Exclusion File

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Project Description, continued:

The proposed project would include the following elements:

- Remodel of 35 studios and 12 one-bedroom units to a mix of 12 studios, 29 one-bedroom units, and six two-bedroom units;
- Rehabilitation of outdoor space;
- Addition of community space, including kitchen and bathroom;
- Renovation of laundry room;
- Conversion of garage entrance into accessible pedestrian entrance
- Renovation of roof over garage;
- Replacement of wood windows on Eddy Street with wood windows in-kind, and replacement of other wood windows with vinyl windows; and
- Repair to exterior concrete and leaking, and repainting of exterior with traditional color.

Remarks, continued:

The existing building on the project site, constructed in 1925, possesses a California Historic Resources Inventory System (CHRIS) code of 2D3 as a Contributor to a District determined eligible for the National Register by Part 1 Tax Certification. The property is listed on the California Register. The property is a contributing structure located in the San Francisco Apartment/Hotel District, which was nominated for listing on the National Register of Historic Places in 1983, the same year in which the Planning commission tabled the nomination. In 1991, the northern part of the District was separately nominated and listed on the National Register as the Lower Nob Hill Historic District. The southern portion, where the proposed project is located, known as the Tenderloin, has not been nominated separately; however, it is considered potentially eligible for the National Register. The building is also listed on the City's 1976 Architectural Survey with a rating of "1" (on a scale of –2 to 5), and has a "C**" rating on the San Francisco Heritage Foundation's survey of historic buildings.

The building located on the project site is an historical resource for the purposes of the California Environmental Quality Act (CEQA).[1] Planning Department staff evaluated whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated May 25, 2005, Planning Department staff reviewed the proposed project and determined that it would be consistent with the relevant standards from the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and that the project would not have a significant adverse affect on the historic resource.[2] Because the proposed project has been found to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, it will not cause a substantial adverse change on the historical resource, under CEQA Section 15300.2(f) California Environmental Quality Act, CEQA Guidelines 2005. Guidelines Section 15300.2(f) reads as follows: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource." Given that the proposed project will not cause a substantial adverse change on the historical resource, the Department may use the exemption provided for in CEQA Guidelines Section 15301, or Class 1(a), which is appropriate for this proposed project for the reasons described below.

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. As described above, the proposed renovation would not change the existing height, use, gross square footage, or number of off-street parking spaces on the site. All of the proposed project elements are considered to be interior and exterior repairs, or minor alterations to an existing structure. Therefore, the proposed project would be exempt under Class 1(a).

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis, May 25, 2005. The memorandum and a photograph of the building are attached to this Certificate of Determination.

[2] Ibid.

CEQA Guidelines Section 15331, or Class 31, "consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic* Buildings (*Secretary of the Interior Standards*)." The proposed project, in addition to interior remodeling, would consists of maintenance, repair and renovation of an historic resource in a manner consistent with the *Secretary of the Interior Standards.*[3]

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Ibid.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 575 Eddy Street
Block: 0336 Lot: 014B
Case No. 2005.0397E
Date of Review: May 25, 2005

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Michael Chan
Company: Asian Inc.
Address 1670 Pine Street, SF 94109
Phone: 415 928-5910
Fax: 415-921-0182
Email: mchan@asianinc.org

Owner
Name:
Company: Neighborhood Housing Renewal
Address: 1670 Pine Street, SF, 94109
Phone:415-928-5910
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
Remodel 35 studios into one-bedroom units, and 12 one-bed room units into two bedrooms units. Rehab of outdoors space; create community space, including kitchen and bathroom; renovation of laundry room; convert garage entrance into accessible pedestrian entrance; renovate replace existing wood windows in kind and repair and repaint exterior concrete.

Pre-Existing Historic Rating / Survey

The building possesses a CHRIS code of 2D3: Contributor to a District determined eligible for NR by Part I Tax Certification. Listed in the California Register.

Historic District / Neighborhood Context

The property is a contributing structure located in the San Francisco Apartment/Hotel District, which was nominated for listing on the National Register of Historic Places in 1983. Taylor, Larkin, Turk and Bush Streets roughly bound the District. Due to controversy surrounding noticing of hearings and survey information before the California Historical Resources Commission, the Commission tabled the nomination in 1983. The northern part of the district was later separately nominated and listed on the National Register as the Lower Nob Hill Historic District in 1991. The southern portion, where the proposed project is located, is known as the Tenderloin, and has not been nominated separately nor listed since the original survey. However it is considered to be potentially eligible for the National Register. Several other contributory buildings to the San Francisco Apartment/Hotel District are located near by.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons**: or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1940

Notes: *The building contributes to the San Francisco Apartment Hotel District.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: .The building appears to be in good condition.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

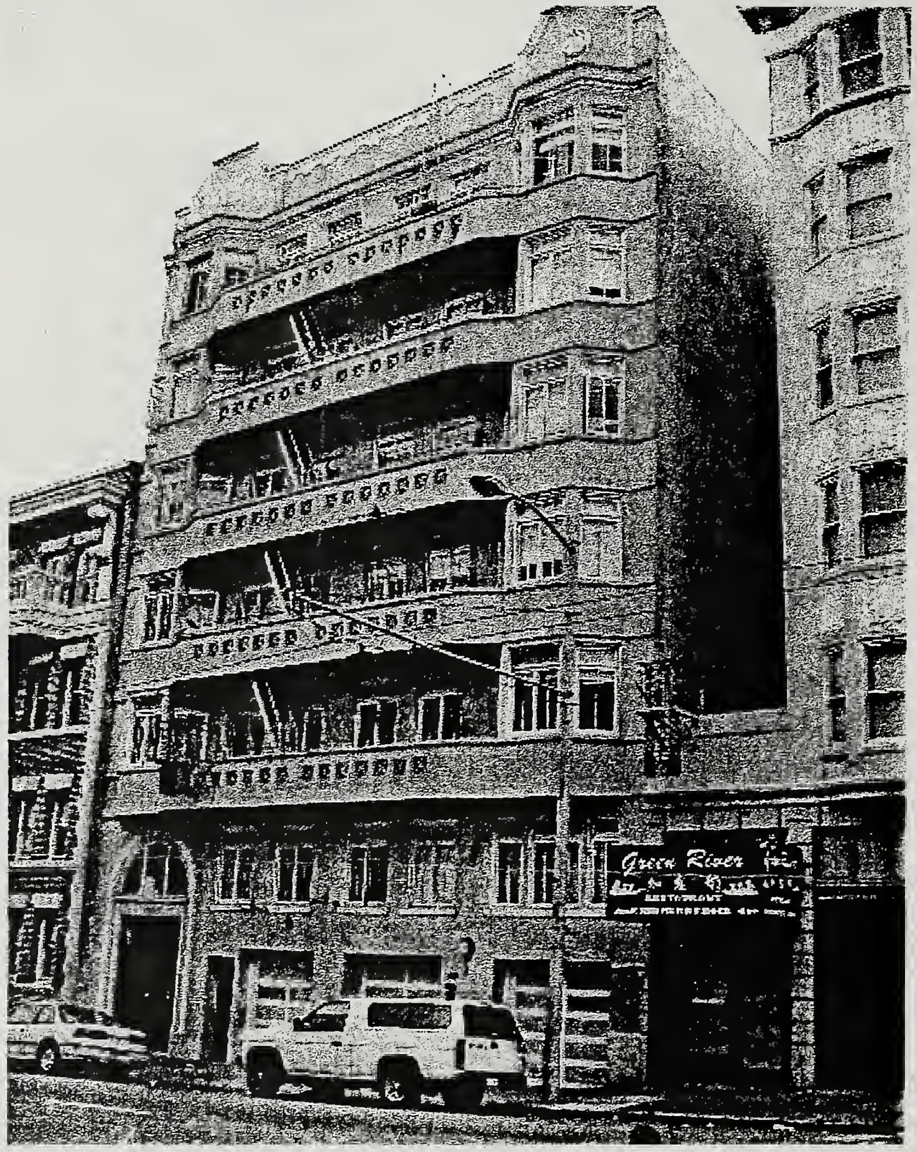
PRESERVATION COORDINATOR REVIEW

Signature ____________________
Neil Hart, Preservation Coordinator

Date: 26 May 2005

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

Photographs of the project site and adjacent properties


Green River
RESTAURANT

Project Site: 575 Eddy St. Apartments

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0541E – 49 Kearny Street

Project Location: 49 Kearny Street; between Post Street and Maiden Lane
Assessor's Block and Lot: Block 0310, Lot 002
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails conversion of an 8-story office building to residential use, which would include seven units on seven floors over an existing ground floor commercial space and a basement storage area. An existing mezzanine consisting of two restrooms and 83 square feet (sq ft) of common space would remain intact. The converted structure would contain seven two-bedroom residential units of 732 sq ft each for a total of 5,124 sq ft of residential use. Total project building gross square footage would be 8,285 sq ft (as defined by Sec. 102.9(b) of the Planning Code for the C-3-O District). The ground floor space would be altered, reducing the commercial space from about 780 sq ft to 595 sq ft to accommodate a new staircase and a minor lobby facilitating access from Kearny St. The basement storage area would decrease from 987 sq ft to 741 sq ft to allow for an enlarged elevator and new elevator machine room, a new staircase, and a new restroom.

(Continued on reverse side)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Christine Louie, Jaidin Consulting Group, LLC 415-863-3888, representing John Chew

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EXEMPT STATUS:

X Categorical Exemption [State Guidelines, Section 15332 (a) through (e)] Class 32.

X General Rule Exclusion [State Guidelines, Section 15061(b)(3)]

REMARKS:
CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

(Continued on reverse side)

Contact Person: Jeremy D. Battis Telephone: 558-5968

Date of Determination:

September 27, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Christine Louie, Project Sponsor
Adam Light, Planning Dept
Sue Hestor, Attorney at Law
Historic Distribution List
Distribution List

Description of Nature and Purpose of Project (Continued):

Elevators and associated machinery cabinets and building staircases throughout the structure comprise 474 sq ft of space. New rooftop stair and elevator penthouses and a new 357 sq ft. roof deck would be constructed. The existing commercial-use structure is situated at the front edge of the lot line. The site, on the western side of Kearny Street, approximately mid-block (Assessor's Block 0310, Lot 002), is a rectangular-shaped parcel of 1,210 sq ft within the city block bounded by Kearny St to the east, Maiden Lane to the south, Grant Ave to the west, and Post St to the north. The project site, located in the Financial District, is zoned C-3-O (Downtown Office District) and is within an 80-130-F height and bulk district. The project would require a conditional use authorization from the Planning Commission, a parking variance, and an exception for rear yard requirement.

REMARKS (Continued):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The proposed mixed-use project site is within a C-3-O zoning district, a permitted use.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site, mid-block on Kearny Street between Post Street and Maiden Lain, is within a developed area of San Francisco consisting of small blocks, high-density urban development, and a mix of uses. Thus, the proposed project would be characterized as in conformance with existing uses and the character of the neighborhood. The site size is 1,210 sq ft, or 0.28 acres.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site as it exists is covered entirely by the existing building. The project site, upon completion, would not change, but would remain covered entirely by the existing building and is within an urban area. Thus, the site, exhibiting no nesting, food source or migration destination potential, has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The change in area traffic as a result of the project would be indiscernible. The proposed mixed-use service and residential project will contain no off-street parking (contingent on approval of a conditional-use permit) and thus can be expected to generate little or no additional vehicle traffic. The project location is well served by public transport, including bus, trolley, streetcar and underground rapid transit. The project's target market is prospective homebuyers seeking a car-free lifestyle and who will work downtown or have an ability to work from home. Although some future residents may choose to own cars, the cost of monthly garage parking rents serve as a strong deterrent. The area is not within a City residential parking permit zone and is one characterized by very limited on-street parking, typically with a time limit of two hours or less. Thus, the project would not impact the traffic grid and is expected to have little to no effect on the neighborhood's street parking supply.

REMARKS (Continued):

Noise
An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a discernable increase in the ambient noise level in the project vicinity.

Air Quality
The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality
The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

Inasmuch as the project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated, either individually or cumulatively.

Additionally, CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment.

The proposed project would affect a Category 1 building in Article 11 of the Planning Code. The proposed project is limited to interior alterations with no alterations to the exterior. As such, there would be no impact to a historic resource.

As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, air quality, water quality, and biological resources. It can also be seen with certainty that the project would have no significant environmental effects related to other topics, such as land use, visual quality, population, utilities/public services, geology, energy/natural resources, hazardous materials, and cultural resources. Therefore, the proposed project is a compatible interim use that would have no significant environmental effects. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0367E

Location: 465 Hoffman Avenue (Assessor's Block 6503, Lot 019)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves the demolition of a 1,695-gross-square-foot (gsf), 17-foot-high, single-family residence with one off-street parking space and the construction of an approximately 5,297-gsf two-unit, 30-foot-high residential building with two off-street parking spaces. The 3,123-sf project site is located mid-block on the east side of Hoffman Avenue between 24th and 25th Streets. The building on the project site was constructed in 1906-1907, and is not included in any historic or architectural surveys. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Sarah Wilmer: 415-642-1166

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Section 15301(l)(1), and 3(b), Classes 1 and 3

REMARKS:

Contact Person: Nannie R. Turrell (415) 558-5994

Date of Determination:

September 27, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc.
Mark Dvorak
Sarah Wilmer
Daniel Sirois
Claire Pilcher
Historic Distribution list
Sue Hestor
L. Fernandez/M.D.F.
Exemption/Exclusion file

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REMARKS continued:

The proposed project would involve the demolition of a 1,695-gross-square-foot (gsf), 17-foot high single-family residence with one off-street parking space, and construction of an approximately 5,297-gross-square-foot, 30-foot-high two-family residence with two off-street parking spaces. The larger unit in the structure would contain approximately 2,954 gsf. The second unit, on the ground level, would contain 874 gsf. The garage and utility space would contain about 1,469 gsf. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district. The building on the project site was constructed in 1906-1907, and is not included in any historic or architectural surveys, which places the building in Category B (Properties Requiring Further Consultation and Review) of the City's CEQA Review Procedures for Historic Resources.[1]

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site was not an historical resource as defined by the California Environmental Quality Act (CEQA) due to a lack of significance.[2] The only event or pattern of history that emerges is the occupancy of the house by blue-collar workers for most of its first fifty years, and numerous houses in the City have a similar history. The building is modest, and not a good example of any particular style. With further research, the immediate vicinity of the project site might be found to qualify as an historic district. However, this house would not contribute to a potential historic district under Criterion 2 (associations with important persons) or Criterion 3 (fine architecture). Under Criterion 1, a possibility exists that a district important to blue-color history could be found, but other areas of the City are likely to have blue-collar districts of much greater coherence. Therefore it is unlikely that a potential historic district in this vicinity would be nominated under Criterion 1.[3] Because the property is not considered an historical resource under CEQA, demolition would not result in a significant effect on an historical resource and the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

The CEQA Guidelines Section 15301(l)(1), or Class 1(l)(1), provides for an exemption from environmental review for the demolition of up to three single-family residences in an urban area. The proposed project would result in the demolition of a single-family residential structure, and therefore would be exempt under Class 1(l)(1).

The CEQA Guidelines Section 15303(b), or Class 3(b), provides for an exemption from environmental review for construction of a duplex or similar multi-family residential structure, which totals no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project includes the construction of two residential dwelling units on a site zoned for this use.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is not an historical resource; and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] City and County of San Francisco Planning Department. CEQA Review Procedures for Historic Resources. October 8, 2004.

[2] Tina Tam, San Francisco Planning Department. Memorandum: Historic Resource Evaluation Response. August 11, 2005.

[3] William Kostura. Historical Evaluation of 465 Hoffman Street, San Francisco. January 2005.

rec'd MEA Aug 22, 2005

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MEMORANDUM: Historic Resource Evaluation Response

Project Address:
Street No. and Name: 465 Hoffman Avenue
Block: Lot: 6503/019
Case No.: 2005.0367E
Date of Review: August 11, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: William Kostura, Architectural Historian
Address: P.O. Box 11287
Oakland, CA 94611-0287
Phone:
Fax:
Email:

Owner
Name: Mark Dvorak
Address: P.O. Box 192504
San Francisco, CA 94119

Phone: (415) 314-1087
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story-over-basement, single-family structure and construct a new two-story-over-garage, two-family structure.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
As stated in Kostura's Supplemental Evaluation, dated July 2005, the 400 block of Hoffman and the immediate vicinity is a Potential Historic District

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1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

According to Parcel Information Database and the Spring Valley Water Company tap records, 465 Hoffman Street was constructed in 1906. William Kostura researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, none of the occupants were associated with any historical significance. Archival research also yielded no documentation indicating that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. While the subject property is believed to be in a potential historic district, it is not a contributor. According to Kostura's report, the 400-block of Hoffman Avenue and the immediate vicinity qualifies to be a historic district under Criteria 1 and 3 of the California Register. This part of Noe Valley, unlike Bernal Heights and the Mission, which are also blue-collar in character, is also significant for having a concentration of high-quality, single-family homes. Based upon the reports prepared by William Kostura, dated January 2005 and July 2005, the subject building is exceedingly modest, and is not a good example of any particular style or house type. While 465 Hoffman meets the criteria for being a single-family dwelling and was occupied predominantly by blue-collar workers, "465 Hoffman Avenue is much smaller and less substantial than the other houses in the neighborhood. It lacks the ornamentation that made the other houses in the neighborhood attractive and desirable. It therefore does not possess the distinctive qualifies that make this particular blue-collar district significant."

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

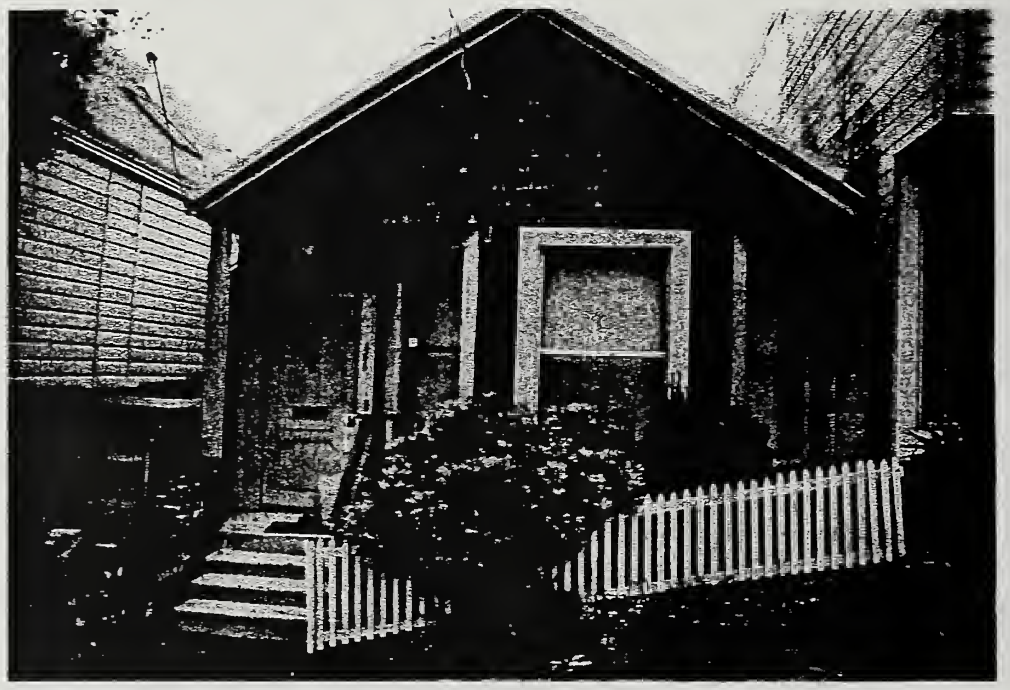
Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 8·22·05
Mark Luellen, Preservation Coordinator



465 Hoffman Street

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0616E – 70 Douglass Street

Project Location: 70 Douglass St; at 17th Street
Assessor's Block and Lot: Block 2625A, Lot 007A
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of an existing four-bedroom (BR) single family dwelling of 2,196 square feet (sq ft) constructed pre-1900, and construction of a new two-unit residential building. The existing 2-story single-family residential building is set back 67 feet from the front edge of the Douglass Street lot line. The site, on the western side of Douglass Street, located approximately mid-block (Assessor's Block 2625, Lot 007A), is an irregular shaped parcel of 3,693 sq ft within the city block bounded by Douglass St to the east, Ord St to the west, and 17th St to the south (Douglass St dead ends at the northerly end of the block). The new structure, at 7,351 gross sq ft, contains 668 sq ft of staircase space and another 1,194 sq ft of parking space for a total habitable area of 6,157 sq ft. The proposed structure would occupy a footprint slightly larger than the existing house with a setback of 61 feet from the Douglas Street lot line and abutting the Ord Street lot line. The new building would contain two units separated by a common egress staircase, with each unit facing opposite lot lines. The Douglass Street unit would be 3,356 sq ft and 39 feet high with three habitable stories containing three BRs. Two stories would be below grade, including a 764 sq ft at-grade two-car garage. The Ord Street Unit would be 3,995 sq ft and 40 feet high with four habitable stories containing five BRs (including an at-grade floor containing a 430 sq ft two-car garage and one BR) over basement. The project site, located in the Upper Market neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joel Karr 415-572-5033

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3. [State Guidelines, Section 15301(l)(1) & 15303(b)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-558-5968

September 27, 2005
Date of Determination

I do hereby certify that the above determination has been made pursuant to State and Local requirements

PAUL E. MALTZER
Environmental Review Officer

cc: Joel Karr, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption/Exclusion File

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a two-story Eastlake Stick-style square bay windowed single-family residence. The Department's historic resource evaluation found the structure to be lacking architectural integrity because of the removal of the façade's detailing and the loss of the building's original finish material. According to a historic report prepared by Joel Karr, the building has been extensively modified without permits over the previous 100 years.[2]

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. Owners include numerous individuals between 1900 and 2005. The original owner and occupier is believed to be one Ella Hubbard. The most recent inhabitant, one Virginia Marenco, an immigrant from Costa Rica, was briefly married to one Hector Lopez, and the marriage bore one child, also named Virginia Marenco. Upon Ms. Marenco Lopez's death in 2003, the property reverted to the daughter Virginia Marenco. The property was then sold to Joel Karr and Thomas Tashjian in 2005. A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

The proposed project would involve the demolition of a 2,196-sq ft single-family residential building. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of up to three single-family residences in an urbanized area. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would entail the construction of a 7,351 sq ft residential structure containing two dwelling units. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mat Snyder, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. September 2, 2005.

[2] Historic Report, 70 Douglass Street, San Francisco, Calif. Prepared by Joel M. Karr, No date. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0616E.

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City & County of S.F.
Dept. of City Planing
SEP 08 2005
OFFICE OF
ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:	Jeremy Batis		
Project Address:	70 Douglass Street	**Planning Department Reviewer:**	
Block: 2625 Lot:	007A	Mat Snyder	
Case No.:	2005.0616E	415-575-6891	
Date of Review:	September 2, 2005	Mathew.Snyder@sfgov.org	

Preparer / Consultant		**Owner**	
Name:	Joel M. Karr	Name:	Joel Karr / Thomas Tashjian
Company:	Group 41, Inc.	Company:	
Address:	3904 17th Street	Address:	3904 17th Street
Phone:	415-437-0300	Phone:	415-431-4360
Fax:		Fax:	
Email:	joel@group41inc.com	Email:	

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing structure, which is sited with an unusually deep front setback, and construct two new buildings, each containing a single dwelling, on each side of the subject through lot.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
According to the submitted photographs, the immediate surrounding built environment includes typical older residential structures of varying different ages and styles, most of which appear to have maintained their architectural integrity. There is no obvious through-line that connects these buildings as a coherent district, except that many are examples of typical San Francisco residential architecture from the first half of the 20th Century.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The information submitted as part of the historical supplementary information for the environmental review application provides a history of the building and the building's lineage of ownership. The applicant cross checked the property and its owners with those resources listed in How to Document a Building's History, and found no additional information on those people.*

Staff believes that the building has lost its integrity with the loss of the front façade's detailing, and the loss or the obstruction of its original finish material. The only remaining cues that tell you the building is of its vintage are its massing, fenestration, and detailing at the roof line.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: *As noted above, staff believes that the structure has not sufficiently retained its integrity for it to be considered eligible for the California Register of Historic Resources.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

N/A

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

While staff does not believe the immediate context would qualify as a coherent historic district, it is characterized by older residential structures that have retained their integrity. Staff believes that the proposed new structures, as shown, would not have an adverse effect to the neighborhood context under CEQA, provided that the materials and detailing of the new houses are of good quality. (This comment is not to be interpreted as indicating the plans as shown meet the Residential Design Guidelines. This is for the Planner reviewing the building permit to determine.)

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 9-1-05
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION /EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0487E: Conversion of Office and Live/Work Uses to 24 Dwelling Units
Location: 410 Jessie Street, north side between 5th and 6th Streets; Assessor's Block/Lot: 3704/002
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is conversion to residential use of approximately 7,550 gross square feet (gsf) of second story office use and approximately 15,100 gsf of third- and fourth- story live/work spaces in a ten-story-over-basement building. There would be 24 dwelling units, eight units on each of the three floors. Three would be two-bedroom units, 15 would be one-bedroom units, and six would be studio units. Existing first floor retail and the sixth through the tenth floors of live/work units would be retained. (Continued on second page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Michael Yarne, Esq., Martin Building Company and Fifth Historic Properties, LLC, (415) 348-4620.

EXEMPT STATUS:
X Categorical Exemption (State CEQA Guidelines, Section(s) 15301(a) and (e), Class Number(s) 1 (a) and 1(e).

REMARKS: (Continued on second page.)

Contact Person: Irene Nishimura Telephone: 558-5967

Date of Determination:
September 28, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for

PAUL E. MALTZER
Environmental Review Officer

cc:
Michael Yarne, Project Sponsor
Dan DiBartolo, Planner, Northeast Neighborhood Planning Team
Adam Light, Planner, Northeast Quadrant Team
Supervisor Chris Daly, District 6
Historic Resources Mailing List
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Description of Nature and Purpose of Project, Cont'd:

Currently, the existing office use has up to 30 employees in its approximately 7,550 gsf floor area. The third- and fourth-floor live/work spaces, together, accommodate up to 45 occupants in their approximately 15,100 gsf area.

The generally L-shaped, approximately 7,600 square-foot project site has street frontages on Jessie Street on the south side, 5th Street on the east side, and Stevenson Street on its north side. The site is within a C-3-G (Downtown, General Commercial) District and a 90-X Height and Bulk District.

In addition, the project building, originally known as Hale's Warehouse and Food Shop, is on the National Register of Historic Places, and the California Register of Historic Resources as a part of the federal and state historic designations of the former Hale Brothers Department Store building at 901 Market Street, which is directly across Stevenson Street from the project site, on the north side. Included in the national and state historic designations, are two other warehouse structures, 423-27 Stevenson Street and 429 Stevenson Street, on the west side of the project building.

The proposed conversion project would entail demolition of non-historic interior partition walls, construction of interior walls, and installation of plumbing and electrical and other utilities conveyances. The project would not include any exterior alteration of the building.

There are 16 existing parking spaces in the building, of which 15 are provided in a three-tier, self-operated lift system. Parking access is by way of Stevenson Street. Six of the existing parking spaces would be dedicated to the proposed residential use, a parking ratio of one space per four dwelling units which complies with Planning Code Section 151, Table 151, maximum parking limit for dwelling units in a C-3 (Downtown) District.

In addition, common usable open space is proposed to be provided on the roof of an adjoining building at 418 Jessie Street. Direct access to the new roof-deck would be through a property-line passageway on the 9th floor of the subject project building. This proposed open space would be shared with the 418 Jessie Street residents. A variance from the required residential common usable open space, as set forth in Planning Code Section 135, would be sought by the Project Sponsor. The proposed project also would be required to be reviewed by the Planning Commission pursuant to Planning Code Section 309 because the project site is in a C-3 (Downtown) District.

Remarks: California Environmental Quality Act (CEQA) Guidelines Section 15301(a), or Class 1(a), provides for exemption from environmental review interior alteration projects involving such things as interior partition construction, and installation of plumbing and electrical conveyances. The proposed residential conversion project would involve interior alterations to create the 24 dwelling units, including interior walls construction, and plumbing and electrical conveyances installation. The building's exterior design, including the double-hang windows, would not be altered. Therefore, the proposed project would be exempt under Section 15301(a) as a Class 1(a) project, and would not have an adverse impact on an historic resource.

In addition, exemption from environmental review is applied appropriately under CEQA Guidelines Section 15301(e), or Class 1(e). In a project scenario which would expand the existing office and live/work floor area, totaling up to an additional 10,000 square feet, as delineated in Section 15301(e), the maximum occupancy of these spaces, based on the San Francisco Building Code occupancy load factor of 100 square feet per person, would be up to 326 occupants.

If the same expanded floor area were to be occupied by residential use, the maximum occupancy would be about one-third of the existing uses, or 109 residents, based on the Building Code residential occupancy load factor of 300 sq. ft. per occupant. Therefore, the proposed project would be comparable to a project that would be exempt under CEQA Guidelines Section 15301(e), or as a Class 1(e) project.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0665E
Medical Cannabis Dispensary Code Amendments
Location: Citywide
City and County: San Francisco

Description of Nature and Purpose of Project: On June 28, 2005, Supervisor Sandoval introduced legislation to amend the *San Francisco Planning Code*. On August 25, 2005, the Planning Department determined that the proposed legislation was exempt from the California Environmental Quality Act (CEQA) under the General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)). Subsequently, Supervisor Sandoval has proposed amendments to the legislation previously determined to be exempt from CEQA. The resulting legislation is very similar to legislation introduced by Supervisor Mirkarimi on June 28, 2005 and also determined to be exempt from CEQA. The following describes Supervisor Sandoval's amended proposed legislation and provides a discussion of why it is exempt from CEQA.

The project is a Board of Supervisors-proposed ordinance (Board File No. 051260) amending the *San Francisco Planning Code* Sections 209.3, 217, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 810, 811, 812, 813, 814, 815, 816, 817, and 818 and add

CONTINUED ON NEXT PAGE

Name of Person, Board, Commission or Department Proposing to Carry Out Project: San Francisco Board of Supervisors, sponsored by: Supervisor Ross Mirkarimi (Board File No. 051250), Supervisor Gerardo Sandoval (Board File No. 051260) and Supervisor Sean Elsbernd (Board File No. 051455).

Exempt Status:
X General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)).

Remarks: Please see page 2.

Contact Person: Viktoriya Mass **Telephone:** 558-5955

Date of Determination:
October 3, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc:
Board of Supervisors
Planning Commission
L. Fernandez/Master Decision File

Daniel Sider, Planning Department
Oropeza-Singh/Bulletin Board
Exemption/Exclusion File

Description of Nature and Purpose of Project (continued from page 1):
Sections 790.141 and 890.131. The ordinance would define medical cannabis dispensaries, prohibit dispensaries in Residential House (RH) and Residential Mixed (RM) zoning districts, and permit dispensaries elsewhere (Residential-Commercial Combined (RC), Commercial (C,) Industrial (M) and South of Market districts and on the ground level in all Chinatown and Neighborhood Commercial (NC) districts). In some areas of the City the dispensaries would be permitted only with a Conditional Use Authorization subject to the provisions of Section 303 of the *Planning Code* in addition to the restrictions listed in Section 790.141. The proposed legislation would permit the dispensaries, subject to restrictions on a dispensary's minimum distance from schools, community centers and institutions for the treatment of addictive diseases. Furthermore, the ordinance would require Planning Department notify interested individuals and properties within 300 feet of proposed dispensaries, require dispensaries operating before April 1, 2005 to obtain a permit within 18 months of the effective date of the legislation or cease operation, and require a notice that permits for dispensaries are not intended to and do not authorize the violation of State and Federal law.

The ordinance would also amend the *San Francisco Health Code* by adding Sections 3200 through 3220 to set medical marijuana possession guidelines; require a permit, business license, and business registration certificate for a medical cannabis dispensary; set out the application process for a medical cannabis permit; set out operating requirements for medical cannabis dispensaries; and set out the administrative process for imposing penalties and/or permit suspension or revocation for violations.

The ordinance would also amend the *San Francisco Traffic Code* by amending Sections 53 and 132, to create an infraction for double parking in front of a medical cannabis dispensary and set the fine at $100.

Further, the ordinance would amend the *San Francisco Business and Tax Regulations Code* by amending Section 1 and adding Sections 1.177 and 249.17 to authorize the Department of Health to issue medical cannabis dispensary permits and to set out the license fees for medical cannabis dispensaries.

Remarks:
CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed legislation would permit an institutional land use, subject to restrictions, in most of the City's zoning districts with the exception of Residential House and Residential Mixed districts. In some areas of the City, the dispensaries would be permitted only with a Conditional Use Authorization. Institutional uses are presently permitted by right or through a Conditional Use Authorization in many of the City's zoning districts. Therefore, the institutional land use allowed by the proposed legislation would be consistent with the type of land uses already present in the City.

Traffic generation by the medical cannabis dispensaries would be similar to traffic generated by other institutional uses, such as a clinic providing outpatient care or a pharmacy, already present in the City. Overall, the institutional land use permitted by the proposed legislation would not result in adverse transportation impacts because medical cannabis dispensaries would not generate a substantial number of new daily vehicle trips. Furthermore, the residential districts, where the existing vehicle volumes are relatively low, would not be adversely affected by the proposed legislation because it prohibits medical cannabis dispensaries in the Residential House and Residential Mixed districts.

The proposed legislation is not anticipated to stimulate new development beyond what would be expected without the proposed controls. Furthermore, any new development resulting from the proposed legislation would be individually subject to CEQA. The proposed legislation would not expand allowable physical changes nor result in any direct physical environmental effects. Accordingly, it can be seen with certainty that the proposed legislation would not have a significant effect on the environment and is, therefore, appropriately exempt under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

Neighborhood Concerns:
A "Notification of Project Receiving Environmental Review" for the legislation proposed by Supervisor Sandoval as well as competing legislation proposed by Supervisor Mirkarimi on June 28, 2005 was mailed on August 5, 2005 to interested parties. Aside from one individual who requested to be notified of further actions on the proposed legislation, the Planning Department received no responses to the notice.

Conclusion:
CEQA Guidelines, Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment. Since the proposed legislation would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0471E

Location: 2020-2024 Great Highway (Assessor's Block 2168, Lots 4A and 21)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves an addition to a single-family residence, and a lot merger. The existing 2,922-gross-square-foot (gsf) building on the project site is two stories high and about 24 feet tall. The property contains two off-street parking spaces. The proposed 1,828-gsf addition would be approximately 34 feet high. The project site consists of Lot 4A and 21, in Assessor's Block 2168. The existing structure is sited on Lot 21, which is 5,684 square feet (sf) in size. The addition would be sited primarily on an adjacent lot to the south, Lot 4A, which is 2,796-sf in size. The addition would connect to the existing structure with a second-story walkway. The project also proposes to merge the two lots. No additional off-street parking is proposed. The 5,684-sf project site is located on a through lot between the Great Highway and 48th Avenue in a block between Pacheco and Qunintara Streets. The building on the project site was constructed in 1949, and was designed by Bay Area architect Ernest Born. The building is not listed in any historic or architectural surveys. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joshua Aidlin, Aidlin Darling Design: 415-974-5603

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(2) and 15305, Classes 1(e)(2) and 5

REMARKS:

Contact Person: Nannie R. Turrell (415) 558-5994

Date of Determination:

October 5, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc. Joshua Aidlin, Project Sponsor
Daniel Sirois
Historic Distribution List
Sue Hestor
Posting, 1660 Mission Street
M.D.F.
Exemption/Exclusion file

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REMARKS continued:

The proposed project would include an addition to an existing approximately 24-foot tall, 2,922-gsf residential structure, and the merger of two existing lots into one. The project site consists of two lots, Lot 4A and Lot 21 in Assessor's Block 2168. The existing structure is located on Lot 21. The proposed 1,828-gsf, approximately 34-foot-tall addition would be sited partially on Lot 21 and primarily on Lot 4A, which is adjacent to and south of it. The proposed project includes the merger of these two lots. The addition would connect to the existing structure with a walkway at the second story level. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district. The building on the project site does not possess an historic rating, and is not listed on any locally adopted surveys. However, the house, which was constructed in 1949, was designed by noted Bay Area architect Ernest Born.[1]

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA).[2] Ernest Born, who designed the structure, was an accomplished artist, as well as an architect. His designs include exhibits, murals, and building design for the 1939-1940 Golden Gate Exposition in San Francisco, and many residences, warehouses, offices, and showrooms. He drafted the signs for the BART system, designed furniture and books, painted in oils and watercolor, and produced illustrations and art prints. The property appears to be eligible for the California Register of Historic Resources under Criterion 3 (fine architecture).[3] Because the property would be considered an historical resource under CEQA, the proposed project was evaluated to determine if it is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings,* or if the proposed addition would materially impair the resource. The project as proposed meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties.* The new addition connects to the original building in one small area on the side, and is discreetly positioned. The new construction would not destroy historic materials that characterize the property. The new addition is clearly differentiated from the original structure and is compatible with the massing, size, scale, and architectural features of the existing modernist structure.[4]

Because the proposed project has been found to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, it will not cause a substantial adverse change on the historical resource under CEQA Section 15300.2(f), California Environmental Quality Act, CEQA Guidelines 2005. Guideline Section 15300.2(f) reads as follows: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource." Given that the proposed project will not cause a substantial adverse change on the historical resource, the Planning Department may use the exemption provided for in CEQA Guidelines Sections 15301(e)(2) and 15305, Classes 1(e)(2) and 5.

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 sf if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. The proposed project would add 1,828 gsf to an existing 2,922–gsf residential structure on a lot in an existing developed neighborhood in an urban area. The proposed project is therefore exempt under Class 1(e)(2).

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[1] Mark Luellen, San Francisco Planning Department, MEMORANDUM: Historic Resource Evaluation Response. September 30, 2005.

[2] Ibid.

[3] Ibid.

[4] Ibid.

CEQA Guidelines Section 15305, or Class 5, consists of minor alterations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcels. The proposed project would merge two existing lots into one lot. The project site is flat, and there would be no change in land use or density.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource; however, the proposed project would not adversely affect the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 2020 Great Highway
Block: 2168 Lot: 021
Case No.: 2005.0471E
Date of Review: September 30, 2005

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Joshua Aidlin
Company: Adlin Darling Design
Address 500 Third Street Suite 410
Phone: 974-5603
Fax:
Email:ja@aidlindarlingdesign.com

Owner
Name:Thomas Lloyd Butler
Company:
Address: 2020 Great Highway
Phone: 248-5210
Fax: 248-5201
Email: tom@thomaslloydbutler.com

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: Addition to existing single family residence in adjacent lot.

Pre-Existing Historic Rating / Survey

The building does not possess a historic rating, nor has it been included in any survey recognized by the Planning Department. However the house was designed by noted Bay Area architect Ernest Born (1898-1992). Born graduated from University of California, Berkeley's School of Architecture in 1922, earning his master's degree the following year. An accomplished artist as well as architect, Born's designs include exhibits, murals, and building design for the 1939-40 Golden Gate International Exposition in San Francisco, residences, warehouses, offices, and showrooms. He drafted the signs for the BART system, designed furniture and books, painted in oils and watercolor, and produced illustrations and art prints. Born was a professor in the UC Berkeley School of Architecture, a member of the A.I.A. He devoted a decade to the design and illustrations of the book the Plan of St. Gall with author Walter Horn. He was married to Esther Baum Born, who also graduated from the Architecture School at Berkeley and became an architectural photographer.

Historic District / Neighborhood Context
Residential neighborhood that consists of two story single-family houses as well as buildings with 2 to 3- dwelling units. Most houses appear to have been built in the second half of the 20th Century.

NOTE: If the property is a pre-existing known historical resource, skip to section 3 below

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The house is in excellent condition and has had only minor interior alterations.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐
☐
☒ [redacted]

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
[redacted]

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The new addition would only touch the original building a small amount on is side elevation (south) and is discreetly positioned on an adjacent lot. The new construction in no way destroys historic materials that characterize the property. The new addition features a design that is clearly differentiated from the original structure and is compatible with the massing, size, scale, and architectural features of the significant modernist residential building.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

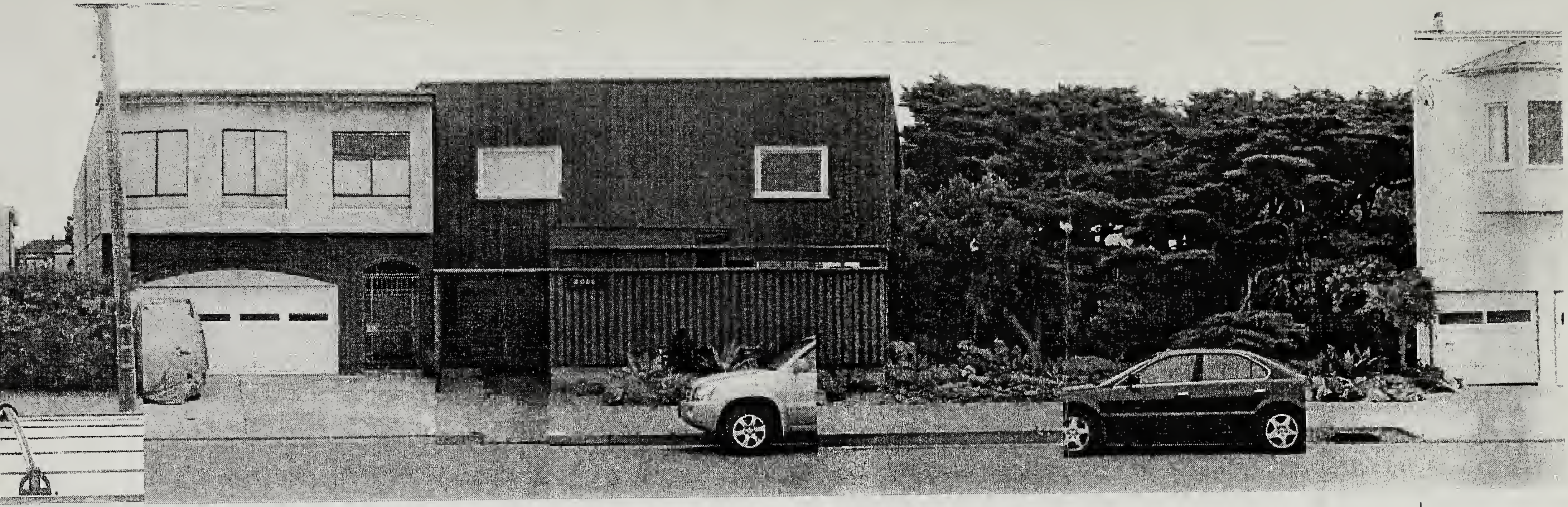
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature________________ Date: 9·30·05
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File



2020 GREAT HIGHWAY

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2005.0568E
Location:	248 Richland Avenue (Assessor's Block 5745, Lot 045)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would alter the front façade of an existing, approximately 1,500-square-foot (sf) single-family residence. The home is setback approximately eight feet from the sidewalk, bounded with a white picket fence, and obscured from the street by an existing mature street tree. The proposed façade alteration would remove the existing stucco cladding, roof trim, and fence and replace them with wood shiplap siding, and decorative door, window, and roof pediment and bracket features, new double-hung windows, and a new fence with decorative posts and caps, similar to those used on the existing front stair, and trellis at the entry and at west side of front yard. No building expansion would occur. The existing building on the project site was constructed by 1900; it has been determined not to be an historical resource pursuant to the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 2,517-sf project site (Assessor's Block 5745, Lot 045) is located mid-block on Richland Avenue, a block south of Holly Park in the Bernal Heights neighborhood. The site is zoned RH-2 (Residential, House, Two-Family) and is within the Bernal Heights Special Use District and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Richardson Architects (415) 380-0474, for Kate Donohue, (415) 848-4470

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(a)]

REMARKS: See reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:

October 7, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Heidi Richardson, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
O. Chavez/Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA. The existing structure on the project site is a one-story house, estimated to have been constructed circa 1897. The façade of the structure was altered at a date unknown and its original appearance is not documented. The structure had a permitted rear deck addition in 1996 when wood posts also were added to the front stair. The building is not included in any current historic registries. The cottage does not have any established architectural style, nor does research suggest it has any associations with either events or persons that would quality the building for listing on the California Register, and therefore would not be considered an historical resource pursuant to CEQA.[1]

Because the existing building is not considered an historical resource under CEQA, alteration would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

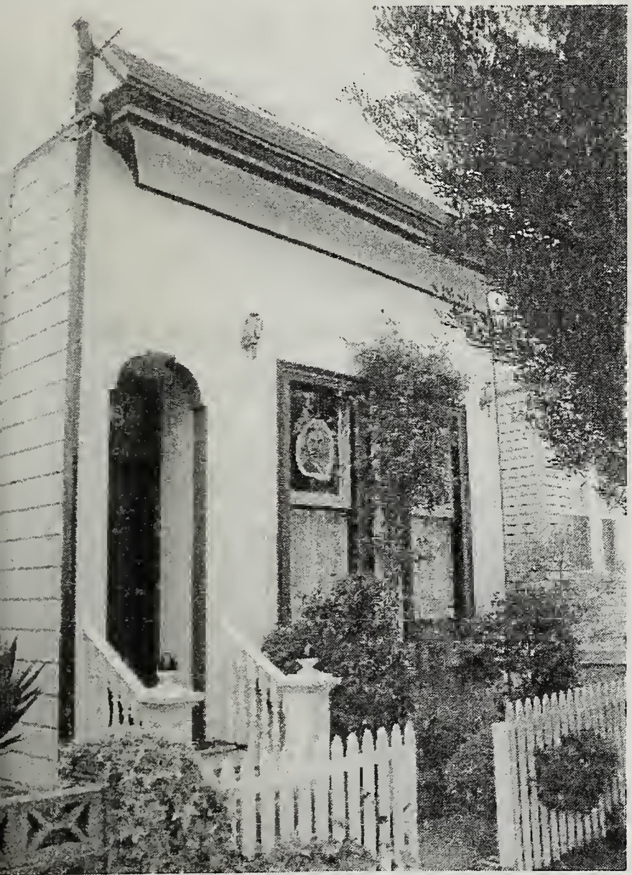
California Environmental Quality Act (CEQA) State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for minor exterior alterations involving no expansion of use. The proposed project would result in the alteration of a previously altered single-family residential building facade, and fence replacement, without expansion to the structure, and therefore would be exempt under Class 1(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The existing historic fabric of the building, including the front door and transom, and building form would not be altered by the project. The project would result in an altered façade replacing an altered façade, with no net detraction to any potential historic character district. The structure on the project site is not an historical resource under CEQA, nor are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The Planning Department Preservation Technical Specialists have reviewed the existing conditions and proposed project and have identified no potentially significant impact associated with the project. The project would be exempt under the above-cited classification.

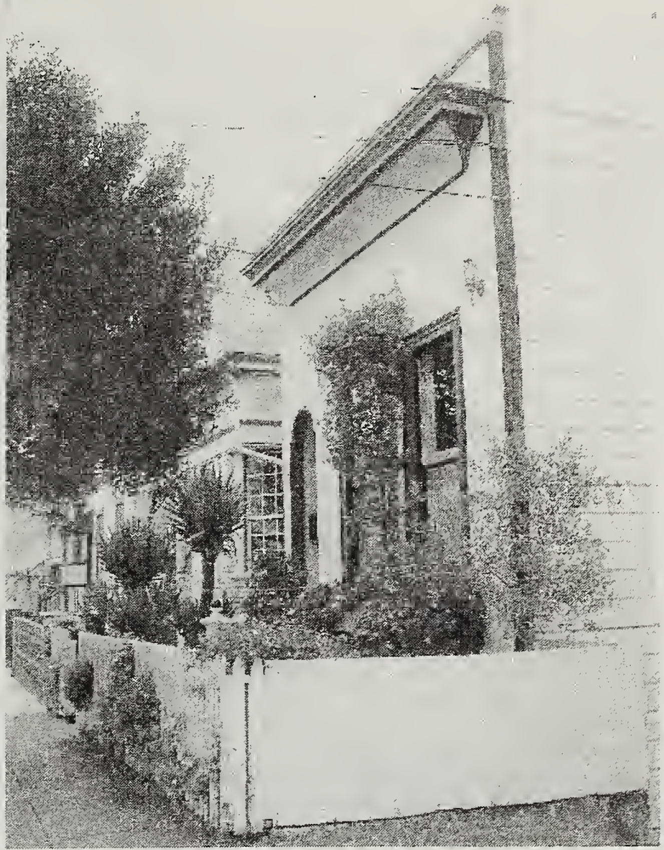
For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Leigh Kienker, Major Environmental Analysis. September 15, 2005.



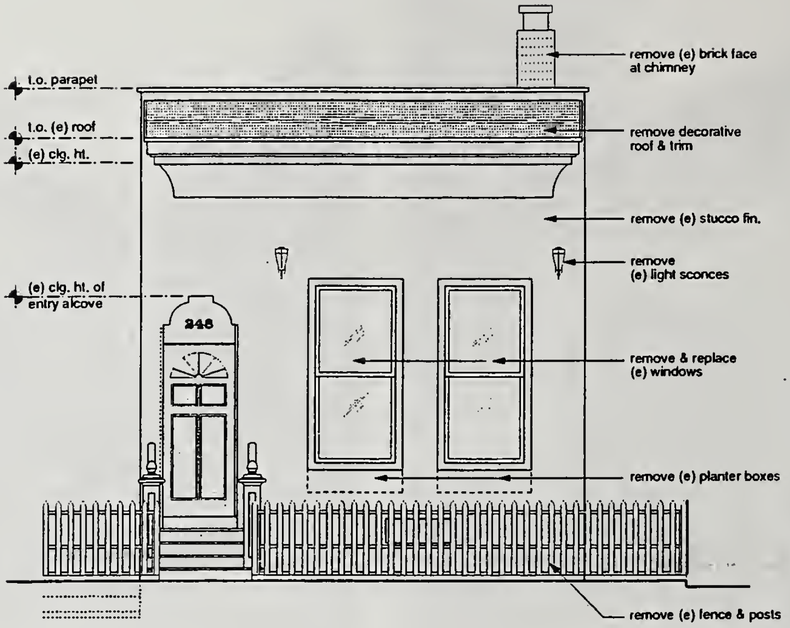
IEW OF FRONT ENTRY/ FACING WEST



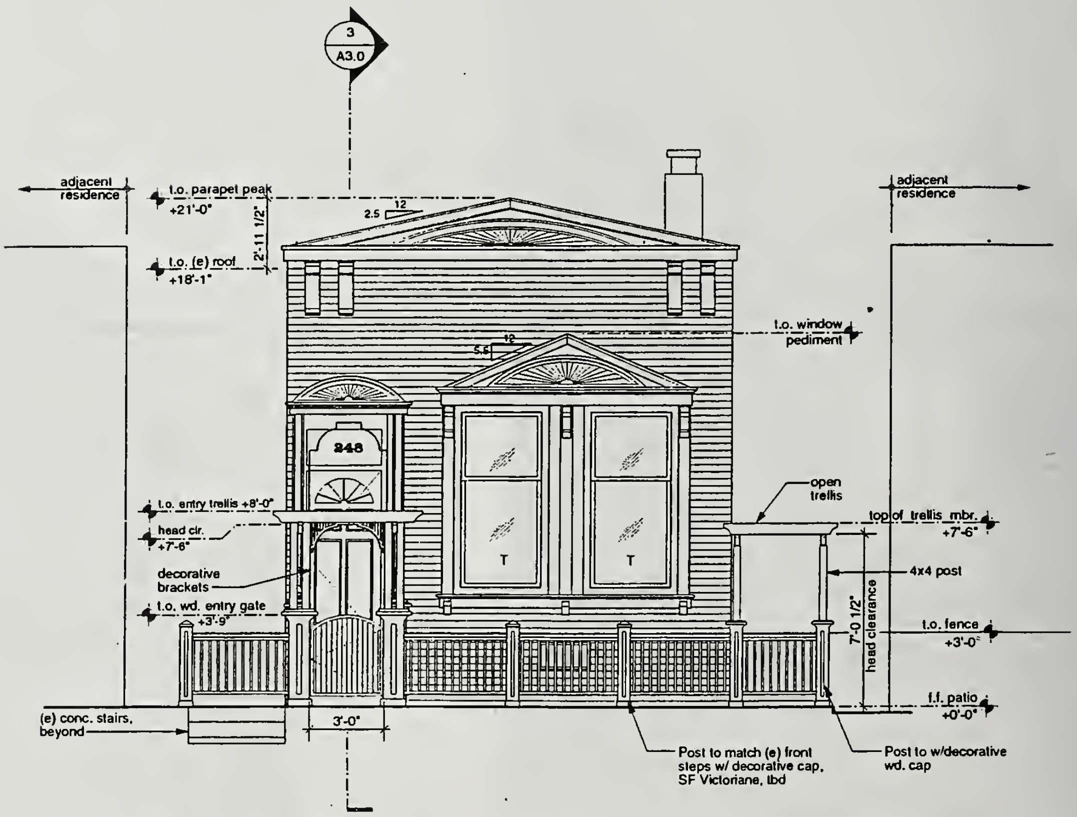
VIEW FACING EAST

RESIDENCE EAST OF PROPERTY

RESIDENCE WEST OF PROPERTY


t.o. parapet
t.o. (e) roof
(e) clg. ht.
(e) clg. ht. of entry alcove
248
remove (e) brick face at chimney
remove decorative roof & trim
remove (e) stucco fin.
remove (e) light sconces
remove & replace (e) windows
remove (e) planter boxes
remove (e) fence & posts

5
A2.0
EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"


3
A3.0
adjacent residence
t.o. parapet peak +21'-0"
2.5
12
2'-11 1/2"
t.o. (e) roof +18'-1"
adjacent residence
t.o. window pediment
5.5
12
248
T
T
open trellis
t.o. entry trellis +8'-0"
head clr. +7'-6"
decorative brackets
t.o. wd. entry gate +3'-9"
top of trellis mbr. +7'-6"
4x4 post
7'-0 1/2" head clearance
t.o. fence +3'-0"
f.f. patio +0'-0"
(e) conc. stairs, beyond
3'-0"
Post to match (e) front steps w/ decorative cap, SF Victoriane, tbd
Post to w/decorative wd. cap

NOTE:
Contractor to provide mock-up of Fypon product components, verify with architect & client prior to ordering.

2
A2.0
PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Leigh Kienker

Project Address: 248 Richland Avenue
Block: 5745, Lot: 045
Case No.: 2005.0568E
Date of Review: 9-15-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Heidi Richardson
Company: Richardson Architects
Address: 319 Miller Ave. #5, Mill Valley, CA
Phone: 380-0474
Fax: n/a
Email: heidi@richardsonarchitects.com

Owner
Name: Kate T. Donohue
Company: n/a
Address: 248 Richland Avenue
Phone: 648-4470
Fax: n/a
Email: n/a

PROPOSED PROJECT
☐ Demolition
X Alteration

Project description:
To add trim and decorative elements to existing façade of single-family dwelling.

Pre-Existing Historic Rating / Survey
None. Constructed pre-1913.

Historic District / Neighborhood Context
This residence is located in a primarily residential area within the Bernal Heights neighborhood. The residential mix appears to range from single-family to multi-unit flats.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons:** or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This simple cottage has no established architectural style or particular features, and it does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

Notes:

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________
Mark Luellen, Preservation Coordinator

Date: 9-12-05

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

PLANNING DEPARTMENT

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MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2004.1306E – Construction of an Eight Unit, Five-Story Residential Project
Location:	1020 Pine Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The 2,809 square foot project site is located at 1018-1022 Pine Street, between Jones and Taylor Streets (Assessor's Block 253, Lot 006) in the Nob Hill neighborhood. The proposed project would include demolition of an approximately 2,400-gross square foot (gsf), one-story commercial building and construction of an approximately 11,255-gsf, five-story residential building. Until December of 2004, a neighborhood grocery store of about 1,600 gsf and a self-service laundry of about 800 gsf occupied the existing commercial building.

CONTINUED ON NEXT PAGE

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Gerry Agosta, representing the owner, Noe Vista LLC.

EXEMPT STATUS:

X General Rule Exclusion [State CEQA Guidelines, Section 15061(b)(3)]

REMARKS: Please See Page 2.

Contact Person: Viktoriya Mass — Telephone: 415-558-5955

Date of Determination:

October 14, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.
OCT 19 2005
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cc:

Gerry Agosta, Project Sponsor
Jim Miller, NE Quadrant, Planning Department
Supervisor Peskin, District 3, Board of Supervisors
Distribution List

Planning Commission
V.Byrd/Bulletin Board
L. Fernandez/Master Decision File
Exemption/Exclusion File

Description of Nature and Purpose of Project, continued:
The proposed five-story residential building would include one 1-bedroom and seven 2-bedroom units on the second through fifth floors, and seven off-street parking spaces and a lobby on the ground floor. The ground floor would cover the entire lot while the top four floors would be set back by 12 feet to accommodate a rear yard. The proposed building would be approximately 11,255 gsf and contain about 1,040 gsf of usable outdoor space, which would include a 474-square foot roof deck. The building would be approximately 50 feet high.

The project site is located on the north side of Pine Street, in the block bounded by Jones, California and Taylor Streets. The project site is in the RM-4 (Mixed, High Density) zoning district within the Nob Hill Special Use District and is within a 65-A height and bulk district. The proposed project would require rear yard and off-street parking variances as well as a Conditional Use Authorization from the Planning Commission.

Remarks: California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) allows for the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project would not have a significant effect on the environment. The following discussion provides substantiation for this determination.

LAND USE. The proposed project would be consistent with the San Francisco *General Plan* and with zoning designations. The project site is in the RM-4 zoning district and is within a 65-A height and bulk district, where the proposed residential use is permitted. The RM-4 district permits one dwelling unit for each 200 square feet of lot area. The 2,809 square foot project site would therefore, allow a maximum of 14 dwelling units. The proposed project would provide eight residential units and thus, would not exceed the permitted density. At 50 feet high, the proposed project would be well below the allowable height limit of 65 feet. It should be noted that the proposed stair penthouse and elevator penthouse would extend above the roof by 8 and 11 feet, respectively. However, the proposed project would still be below the allowable height limit.

Planning Code Section 151 requires the provision of one off-street parking space per dwelling unit. The proposed project would have eight dwelling units and thus, be required to provide eight off-street parking spaces. However, the project proposes seven off-street parking spaces and as a result, would require a variance from the parking requirement. *Planning Code* Section 134 requires that the minimum rear yard depth be equal to 25 feet of the lot depth and no less than 15 feet, and that rear yard be provided at grade level and at each succeeding level. The rear yard required for the proposed project would be 18.75 feet. The ground floor of the proposed building would cover 100 percent of the lot and the proposed rear yard would be 12 feet, or about 7 feet shy of the requirement. Accordingly, the proposed project would necessitate a variance from the rear yard requirements. The proposed project would also require a Conditional Use Authorization for exceeding a height of 40 feet in a residential zoning district (*Planning Code* Section 253).

The project site is located in the San Francisco's Nob Hill neighborhood, a fully developed, high-density residential area of four- to fourteen-story buildings. The project-block is completely residential with the exception of the existing building on the project site and a ground floor dry cleaning business immediately east of the site. The project site abuts Masonic Auditorium to the north. The area surrounding the project site is zoned RM-4, RM-3 and RC-4 and is therefore, primarily residential. While the construction of the proposed project would introduce additional new residents to the project site, the proposed project would not disrupt or divide the physical arrangement of the community nor substantially impact the existing residential character of the neighborhood. Thus, the proposed project would not result in an adverse land use impact.

TRAFFIC. Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 78 daily person-trips. About 13 daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 13 PM peak-hour person-trips, three would be vehicle person-trips, four would be transit trips and six would be walking trips. Based on the mode split and average automobile occupancy for the proposed project, there would be 13 daily vehicular trips of which two would be during the PM peak hour. The change in area traffic as a result of the proposed project would be undetectable to most drivers. Traffic impacts associated with the proposed project would not be significant relative to the existing capacity of the surrounding street system. Therefore, the proposed project would not result in a significant adverse traffic impact.

Based on the 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking would be 12 spaces. While the proposed seven off-street parking spaces would be less than the anticipated parking demand, the unmet parking demand is considered to be a less-than-significant effect on parking conditions in the project area.

San Francisco considers parking deficits to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines, Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. Any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor because the proposed project would result in a relatively small parking deficit of five spaces. Furthermore, the secondary effects of drivers searching for parking are typically offset by a reduction in vehicle trips due to others who area aware of the constrained parking conditions in a given area. In the experience of San Francisco transportation planners, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

NOISE. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed residential units would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Because the project is relatively small, and because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

AIR QUALITY. The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Demolition and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

SHADOW. Section 295 of the *Planning Code* was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height (unless the Planning Commission finds the impact to be insignificant). The only open space under the jurisdiction of the Recreation and Park Commission within the project site vicinity is Huntington Park located northeast of the project site on the block bounded by Sacramento Street, Sproule Lane, California Street and Taylor Street. A shadow fan analysis prepared by the Planning Department concluded that the proposed project would not cast new shadow on Huntington Park or any other properties protected by Section 295.[1] Therefore, the proposed project would not result in a significant shadow impact.

HAZARDS. *Asbestos.* The existing building on the project site was constructed prior to 1970s and therefore, asbestos-containing materials may be found within the existing structure on site that is proposed to be demolished as part of the proposed project. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

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[1] Michael Li, San Francisco Planning Department, *1020 Pine Street Shadow Analysis*, Case No. 2004.1306K, May 16, 2005. A copy of this letter is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.1306E.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The BAAQMD randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

Lead-based Paint. Because of the age of the existing building which is proposed for demolition as part of the project, it may contain lead-based paint. Demolition must comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 36 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 36 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than ten total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection, of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non compliance with the requirements of the ordinance.

These regulations and procedures by the San Francisco Building Code would ensure that potential impacts of demolition, due to lead-based paint, would be reduced to a level of insignificance.

CULTURAL RESOURCES. *Archaeological Resources.* In a memorandum dated October 3, 2005, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the projects site.[2] Accordingly, the proposed project would not have an adverse impact regarding archaeological resources.

Historic Resources. The existing building is an un-reinforced brick building constructed between 1916 and 1927. The building does not posses a historic rating nor has it been included in any survey recognized by the Planning Department. In a memorandum dated September 30, 2005, Planning Department staff determined that the existing building is not a historic resource.[3] Accordingly, the demolition of the existing structure would not result in a significant impact on historic architectural resources.

NEIGHBORHOOD CONCERNS. A "Notification of Project Receiving Environmental Review" was mailed on June 24, 2005 to the owners and occupants of properties adjacent to the project site. Members of the public expressed concerns regarding retention of former and existing neighborhood-serving commercial uses as well as the proposed project's inability to meet the off-street parking requirement of eight spaces. The environmental impacts of the proposed project were discussed above and no significant adverse environmental impacts have been identified.

CONCLUSION. CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that the proposed project would not have a significant effect on the environment, the activity is not subject to CEQA. As discussed above, the proposed project would have no significant environmental effects related to land use, traffic, noise, air quality, shadows, hazards, and cultural resources. The proposed project would also have no significant adverse environmental effects in the areas of visual quality, population, water quality, biological resources, utilities and services, and geology. Since it can be seen with certainty that the proposed project would not have a significant effect on the environment, it is appropriately exempt from CEQA under the General Rule Exclusion (CEQA Guidelines, Section 15061(b)(3)).

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[2] Planning Department, *Archeological Sensitivity Memorandum for 1020 Pine Street*, October 3, 2005. A copy of this memorandum is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.1306E.

[3] Planning Department, *Historic Resource Evaluation Response Memorandum for 1018-1022 Pine Street*, September 30,2005. A copy of this memorandum is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.1306E.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2005.0620E -- 2929 Steiner Street
Location:	2929 Steiner Street; between Union St. and Green St. (Assessor's Block 0538; Lot 004)
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project involves the demolition of an existing, approximately 2,382-square foot (sq ft), 4-bedroom, single-family home, and construction of a new 2,495-sq ft private open space area containing newly planted trees and vegetation and enclosed by a wrought iron fence. The existing three-story building on the project site is approximately 32 feet high at the roof peak and consists of two habitable floors over garage without a basement. The circa 1900 building is listed on the Department of City Planning's 1976 citywide architectural survey as a potential historic resource. Upon evaluation, the Planning Department determined this existing structure to not be a historic resource under the California Environmental Quality Act (CEQA) (see "Remarks" below). The site, on the western side of Steiner Street, approximately mid-block (Assessor's Block 0538; Lot 004), is a rectangular parcel of 2,495-sq ft within the city block bounded by Steiner St. to the east Union St. to the north, Pierce St. to the west, and Green St. to the south. The project site, located in the Cow Hollow neighborhood, is zoned RH-3 (Residential, House, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
F. Christopher Ford, 415 749-2670

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 4 [State CEQA Guidelines Sections 15301(l)(1) & 15304(b)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

Date of Determination:
October 20, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: F. Christopher Ford, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption/Exclusion File
1660 Bulletin Board
M.D.F.

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not a historic resource as defined by CEQA.[1] The existing residential structure on the project site is a three-story house with two habitable levels over a garage and without a basement space. The building is of a vernacular pitched-roof style of the early 20th century common to the neighborhood. It features no standout craftsmanship or architectural detail such as moldings or adornment. Modifications to the building, coupled with deferred maintenance, have further deteriorated any architectural integrity that might have rendered the structure a historic resource.

Based on information provided by F. Christopher Ford[2], the Planning Department determined that there do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register[3]. The property has been in the possession of the Roman Catholic Archbishop of San Francisco since 1930. In 1916 the property was transferred from one Est Doretta von der Leith to one Harold von der Leith. In 1930 Mr. von der Leith sold the property to one Alice Ryan who, in turn, sold the property to the Church. A search of newspaper and biographical indexes indicate that none of these former tenants nor their descendants appear to have contributed to the cultural history of California in a manner that would render the property eligible for listing on the California Register, nor is there any evidence of historically significant events associated with the building.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 4.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family residential building and would, therefore, be exempt under Class 1.

The project also entails development of a new 2,495-sq ft open space landscaped and planted area. The private open space area, containing newly planted trees and vegetation and enclosed by a wrought iron fence, would primarily serve an existing adjacent day-care facility. CEQA State Guidelines Section 15304(b), or Class 4, provides an exemption from environmental review for minor alterations to land, including development of new gardening or landscaping. The proposed open space area is, therefore, exempt under Class 4.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Given that the subject structure is not a historic resource under CEQA, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mark Luellen, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. September 30, 2005, attached.

[2] Letter of transmittal of historic resource findings to Planning Department, 2929 Steiner Street, San Francisco, California. Prepared by F. Christopher Ford. June 22, 2005. This document is available for review by appointment at 1660 Mission Street, San Francisco, Case No. 2005.0620E.

[3] op. cit. note 1.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 2929 Steiner Street
Block: 0538 Lot: 004
Case No.: 2005.0620E
Date of Review: September 30, 2005

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Christopher Ford
Company:C3 Design Alliance
Address 2104 Union Street
Phone: 749-2670

Owner
Name:Roman Catholic Archbishop of SF
Company: St. Vincent de Paul Church
Address: 2320 Green Street
Phone: 749 2670

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description: Project proposes to demolish existing single-family residence and create a garden. No replacement building is proposed. Existing building is in poor condition.

Pre-Existing Historic Rating / Survey
The building does not possess a historic rating, nor has it been included in any survey recognized by the Planning Department.

Historic District / Neighborhood Context
Residential neighborhood that consists of single family houses and 2 to 3 dwelling unit buildings. Most houses appear to have been built in the first quarter of the 20th Century.

NOTE: If the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 9-30-05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2005.0635E – 3456 Baker Street
Project Location:	3456 Baker Street; between Beach and North Point Streets
Assessor's Block and Lot:	Block 0918 Lot 004
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of an existing 3-story, 4-bedroom (BR) single family dwelling of 3,812 square feet (sq ft) constructed in 1927, and construction of a 3-story, 4-BR, 4,101-sq ft home. The existing structure is 31 feet, 10 inches, in height with a two-car garage, and the proposed building would be 34 feet high with a two-car garage. The existing building is situated near the front edge of the lot line. The site, on the eastern side of Baker St, one lot south of the corner lot at Baker St and Beach St (Assessor's Block 0918, Lot 004), is a rectangular-shaped parcel of 3,750 sq ft within the city block bounded by Baker St to the west, North Point to the south, Broderick St to the east, and Beach St to the north. The project site, located in the Marina District neighborhood, is zoned RH-1 (Residential, House – Two Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Louis H. Felthouse Architect, 415-922-5668, representing Philippe Kahn

EXEMPT STATUS:
X Categorical Exemption Class 1 and Class 3 [State Guidelines, Section 15301(l)(1) & 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-558-5968

October 28, 2005
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State ~~and Local~~ requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Louis Felthouse, Project Sponsor
I. Wilson, Planning Department
Historic Distribution List
L. Fernandez/M.D.F
Exclusion/Exemption File
Bulletin Board 1660

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a three-story one-unit residential dwelling. The Department's historic resource evaluation found the structure to be lacking the distinctive character and features that would compel its preservation. Although impressive and charming, the structure was ultimately deemed to be deficient of standout traits and craftsmanship that would render it eligible for inclusion in the State Historic Register. According to a historic report prepared by Louis Felthouse, the structure has received no historic designations or listings, nor has it been the home of any significant persons or events.[2]

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. Owners include nine individuals between 1918 and 1975. The original owner and occupier, one Annie Wood, resided in the structure from its circa-1904 construction date until its sale in 1918 to one Amelia Woodward, who occupied the residence for 3 years. Ms. Woodward transferred ownership of the property to one Anna Oaks Wardell, who resided at the home until 1941. Between 1941 and 1975 ownership changed seven times, the longest period of ownership being the 13 years from 1963 to 1975, when it was the residence of one Harold Sellman. A search of newspaper and biographical indexes revealed no information regarding former occupants other than a 1993 obituary for Mr. Sellman, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of up to three single-family residences in an urbanized area. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of a 3,307-sq ft single-family dwelling. CEQA State Guidelines Section 15303(a), or Class 3 provides an exemption from environmental review for the construction of a single-family residence in a residential zone. In urbanized areas, up to three single-family residences may be constructed under this exemption. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Winslow Hastie, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. October 18, 2005.

[2] Historic Report, 3456 Baker St, San Francisco, Calif. Prepared by Louis Felthouse, Sept. 28, 2005. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0635E.

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City & County of S.F.
Dept. of City Planing
OCT 25 2005
OFFICE OF
ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 3456 Baker Street
Block: 0918, Lot: 004
Case No.: 2005.0635E
Date of Review: 10-18-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Louis H. Felthouse
Company: Louis H. Felthouse Architect Inc.
Address: 2800 Leavenworth St., SF, CA
Phone: 922-5668
Fax: 922-5681
Email: lfelthouse@lhfarch.com

Owner
Name: Philippe and Sonia Kahn
Company: n/a
Address: 777 Hudson Lane, Aptos, CA
Phone: 686-8348
Fax: 789-5513
Email: n/a

PROPOSED PROJECT
X Demolition
☐ Alteration

Project description:
To demolish the existing single-family dwelling.

Pre-Existing Historic Rating / Survey
None—building over 50 yrs. of age.

Historic District / Neighborhood Context
This residence is located in a primarily residential Marina neighborhood across from the Palace of Fine Arts.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes X No ☐Unable to determine
- **Persons:** or ☐Yes X No ☐Unable to determine
- **Architecture:** or ☐Yes X No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This Spanish Colonial-style residence is not significant architecturally, nor does it appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

Notes:

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature

Mark Luellen, Preservation Coordinator

Date: 10-17-05

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2005.0942 -- 2300 Harrison Street (aka 3101 19th Street)
Project Location:	2300 Harrison Street; between 19th Street and Mistral Street
Assessor's Block and Lot:	Block 3593, Lot 001
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project entails a change of use from Business Services to Office for 22,846 square feet (sq ft) within a 68,540-sq ft building (the remaining 45,692 sq ft are presently designated Office use). The existing structure is a three-story, 46-foot high, 1913 building listed on the Unreinforced Masonry Building survey. The project site, on the western side of Harrison St, located in the northeastern corner of the block (Assessor's Block 3593, Lot 001), is a rectangular shaped parcel of 38,676 sq ft within the city block bounded by Harrison St to the east, 20th St to the south, Folsom St to the west, and 19th St to the north. The project site, located in the Mission District neighborhood, is zoned M-1 (Light Industrial) and is within a 50-X height and bulk district. This project would require a parking variance approval.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joel Yodowitz, 415-567-9000

EXEMPT STATUS:
X Categorical Exemption Class 1 [State Guidelines, Section 15301]

REMARKS: CEQA State Guidelines Section 15301, or Class 1 provides an exemption from environmental review for the minor alteration of existing public or private structures. The proposed project would entail a change of use from Business Services to Office for 22,846 square feet (sq ft) within an existing 68,540 sq ft building.

Contact Person: Jeremy D. Battis — Telephone: 415-558-5968

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

October 28, 2005
Date of Determination:

PAUL E. MALTZER
Environmental Review Officer

cc: Joel Yodowitz, Project Sponsor
Historic Distribution List
Exemption/Exclusion File
Bulletin Board 1660
MDF

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REMARKS (Continued):

The existing building was used continuously for 60 years as an office and commercial-use space until the 1989 Loma Prieta earthquake occurrence, which damaged the structure, rendering it unfit for occupancy. The building was made seismically sound after a 1990 retrofit and today is entirely (68,540 sq ft) let by UCSF. USCF's operations at the site include administrative functions related to health care services such as pre-registration and accounts payable. Although the building is authorized for only 45,692 sq ft of Office use, the current tenant also occupies the remaining 22,846 sq ft of business services space without distinction. The two uses are in large measure equivalent, with the difference that Office space development is generally subject to exactions (described below) and carries a greater parking requirement (one space per 500 sq ft of occupied floor area for Office, versus 1000 sq ft of occupied floor area for business services).

According to a Zoning Administrator (Planning Department) letter of determination, 21,108 sq ft of the building's space historically has been approved for and used as Office space[1]. As a result of the Zoning Administrator decision in 1999, the approved Office space use was increased by 24,584 sq ft to its present 45,692 sq ft. Given that the amount of increased space allowed by the 1999 determination was less than 25,000 sq ft, the project as approved, was deemed not to constitute an office development as defined by Planning Code Section 320 et seq.[2] This determination allowed the project sponsor to forego the requirements for office space defined by Planning Code Section 313, Housing Fee for office development; and Planning Code Section 314, Child Care Fee for office development. (The project was not subject to a Transit Impact Development Fee in 1999. The TDIF is today applicable citywide.)

Under the terms for the 1999 change of use, the building's gross square footage was to have been reduced from 68,599 gross sq ft to approximately 68,500 gross sq ft. An independent review of the area calculations was not conducted by the Planning Department prior to the 1999 approval[3].

The Zoning Administrator's 1999 determination was upheld in a January 2000 decision by the City and County Board of Appeals[4].

The project applicant has provided assurance that there will be no modifications to the building as a result of this project and request for change of use, either interior or exterior. Therefore, the proposed project can have no effect on a historic resource or impose an environmental impact and is appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Letter from Robert W. Passmore, Zoning Administrator, to Robert C. Herr, Attorney at Law, February 23, 1999.

[2] ibid.

[3] ibid.

[4] Notice of Decision and Order, 2300 Harrison Street, San Francisco, Calif. January 12, 2000. This report is available for review at 1660 Mission St., San Francisco, Calif., Case No. 2005.0942E.

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0510E
Location: 3043 Clay Street (Assessor's Block 1005, Lot 025)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the conversion of a residential unit and a legal-nonconforming commercial unit into a single-family residence. The project is located at 3043 Clay Street Block 1005, Lot 25 in the Pacific Heights neighborhood in Northwest San Francisco. The proposal consists of interior renovations including the conversion of a one car to a two-car garage, new exterior openings at the sides and rear of the building, and a façade face lift. The existing residence at the site is 32 feet in height and 4,376 square feet in area. Under the proposed project the height and square footage of the building would not change. The proposal would include preparation of grade for new slabs to remodel within existing developed areas for the extension of the garage.

The project is located in an RH-3 (Residential Family Medium Density) Zoning District and 40-X Height and Bulk District. The proposed use and building height would be permitted under the existing zoning controls. The existing building was built in 1906.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
George Maumer (415) 346- 0789

EXEMPT STATUS:
X Categorical Exemption, Class (1) [State CEQA Guidelines Sections 15301(a)]

REMARKS: See reverse side.

Contact Person: Rana Ahmadi Telephone: (415) 558-5966

Date of Determination:
October 28, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: George Maumer, Project Owner
Ahmad Mohazab, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

The building proposed for alteration was built in 1906. As the building is over 50 years old, under the City's CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review. Based on the information provided by the project architect the Planning Department has determined that the building located on the project site is not a historical resource as defined by CEQA, as described below.

The building is a two-story structure with Stucco façade located in a primarily residential area within the western Pacific Heights Neighborhood. The residential mix in the project vicinity appears to range from single-family to flats and apartment buildings. The existing building is not exemplary in terms of architecture or design. There are no distinctive architectural characteristics to the building that would indicate significance in construction method, design, or aesthetic values. The interior arrangement, finish, craftsmanship and or use of detail of the building are not particularly attractive or unique.

The Planning Department has determined that the building is not related to any significant event, is ordinary in style and appearance, is not an example of a master builder, and is not associated with a significant person. In addition the building does not appear in any historical State or local register list. For these reasons the building is not considered a historical resource as defined by CEQA.[1]

CEQA State Guidelines Section 15301(a), or Class 1 provides an exemption from environmental review for minor interior or exterior alterations. The proposed project would involve interior renovations including the conversion of a one car to a two-car garage, new exterior openings at the sides and rear of the building, and a façade change.

For the reasons listed above, the proposed project is exempt from environmental review under Class 1.

---

[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Rana Ahmadi, Major Environmental Analysis. September 26, 2005.

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FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 3043 Clay Street
Block: 1005, Lot: 025
Case No.: 2005.0510E
Date of Review: 9-26-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Ahmad Mohazab
Company: Tecta Associates
Address: 55 Grant Ave., Ste. 600
Phone: 362-5857
Fax: n/a
Email: ahmad@tecta.com

Owner
Name: Jorge Moumer
Company:
Address: 2201 Sacramento St.
Phone: 346-0789
Fax: n/a
Email: n/a

PROPOSED PROJECT
☐ Demolition
X Alteration

Project description:
To rehabilitate existing single-family residence and remove existing non-conforming commercial space. Façade alterations include an expanded garage entry and new upper level windows.

Pre-Existing Historic Rating / Survey
None. Constructed pre-1913.

Historic District / Neighborhood Context
This residence is located in a primarily residential area within the western Pacific Heights neighborhood. The residential mix appears to range from single-family to flats to apartment buildings.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons**: or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This simple residence features restrained Edwardian detailing such as pilasters and roof brackets, although it is not exemplary in terms of architecture or design. It does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	X Retains	☐ Lacks	**setting**,	X Retains	☐ Lacks
design,	X Retains	☐ Lacks	**feeling**,	X Retains	☐ Lacks
materials,	X Retains	☐ Lacks	**association**.	X Retains	☐ Lacks
workmanship	X Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
X Category B
☐ Category C

Notes:

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes X No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9/24/05
Mark Luellen, Preservation Coordinator

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

G:\MEA--Environmental Review\3043 Clay HRE Memo.doc

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0429E: 953 Treat Avenue, Demolition of Single-Family Dwelling
Location: East side of Treat Avenue, between 22nd and 23rd streets; Assessor's Block/Lot: 3639/028
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is to demolish a one-story, approximately 1,130-square-foot single-family dwelling on an approximately 4,274-square-foot, triangle-shaped parcel. The dwelling appears to be in relatively poor physical condition. The original building (which was built on wood piers) was constructed around 1891. In the intervening years, a variety of building additions/improvements have been made.

The house is on the south portion of the parcel, and a parking area and a loading area are on the north portion of the parcel for the use of the adjoining parcel, which has a heavy commercial/light industrial use and which parcel and business are owned by the project sponsors. The existing loading and parking areas would be retained for the adjacent use. On the south and east sides of the subject project site is a defunct Southern Pacific Railroad right-of-way that is currently used as parking, storage and access for surrounding and nearby businesses. The subject project site is within a C-M (Heavy Commercial) District and a 40-X Height and Bulk District, in the Mission District.

At this time, the project proposal is only to demolish the single-family house. Any future construction proposal for the subject project site would require an environmental application with the Planning Department.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
James W. Heinzer, Barbara G. Heinzer, and Ernest R. Heinzer, property owners, (415) 824-1237

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301(l)(1); Class Number: 1].

REMARKS: (See second page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
November 8, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: James W. Heinzer, Barbara G. Heinzer, and Ernest R. Heinzer, Project Sponsors
Winslow Hastie, Historic Preservation Technical Specialist/Planner, Southeast Neighborhood Planning Team
Julian Banales, Senior Planner, Southeast Neighborhood Planning Team
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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Remarks

The existing single-family building and its history have been evaluated by the Planning Department Historic Preservation staff in order to determine if the building is an historical architectural resource as defined under the California Register of Historical Resources criteria and the California Environmental Quality Act (CEQA). The Planning Department has determined that the building is not an historical architectural resource based on the criteria for listing on the California Register of Historical Resources (see attached Memorandum: Historic Resource Evaluation Response, dated September 15, 2005, prepared by Winslow Hastie, Planner/Historic Preservation Technical Specialist). Research on the building found that the building is not associated with a significant historic event, person, or architecture. Additionally, the building has not retained or lacks historic architectural integrity. Thus, the existing building is not considered an historical architectural resource according to the California Register criteria and CEQA. Furthermore, the Planning Department's archeological resources technical specialist/planner has determined that the demolition project is not expected to affect any CEQA-significant archeological resources (see attached Memorandum, dated August 15, 2005, prepared by Randall Dean). Therefore, the proposed demolition of the building would not have a significant, adverse impact on an historical resource.

CEQA State Guidelines Section 15301(l)(1) provides exemptions from environmental review those projects that involve demolition of up to three single-family residences in urbanized areas. The proposed project would be demolition of a single-family dwelling in a C-M (Heavy Commercial) District in the Mission District, which is a highly urbanized area. Hence, the proposed single-family house demolition project is appropriately exempt from environmental review under Section 15301(l) as a Class 1 project.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review.

The proposed project involves only the demolition of the single-family house, and this Categorical Exemption Certificate of Determination is issued only for the proposed demolition project. Any future construction proposal would need an environmental application and be required to be reviewed by the Planning Department for potential environmental effects.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 953 Treat Avenue
Block: 3639, Lot: 028
Case No.: 2005.0429E
Date of Review: 9-15-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: James W. Heinzer
Company: n/a
Address: 933 Treat Ave., SF, CA
Phone: 824-1237
Fax: 824-1285
Email: jim@eaheinzer.com

Owner
Name: same as Preparer
Company:
Address:
Phone:
Fax:
Email:

PROPOSED PROJECT
X Demolition
☐ Alteration

Project description:
To demolish the existing single-family dwelling.

Pre-Existing Historic Rating / Survey
None. Constructed pre-1913.

Historic District / Neighborhood Context
This residence is located in a mixed-use residential, commercial and industrial area within the Mission neighborhood.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons:** or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This simple, shingled flat-front Italianate cottage is not significant architecturally, nor does it appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

not

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

Notes:

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

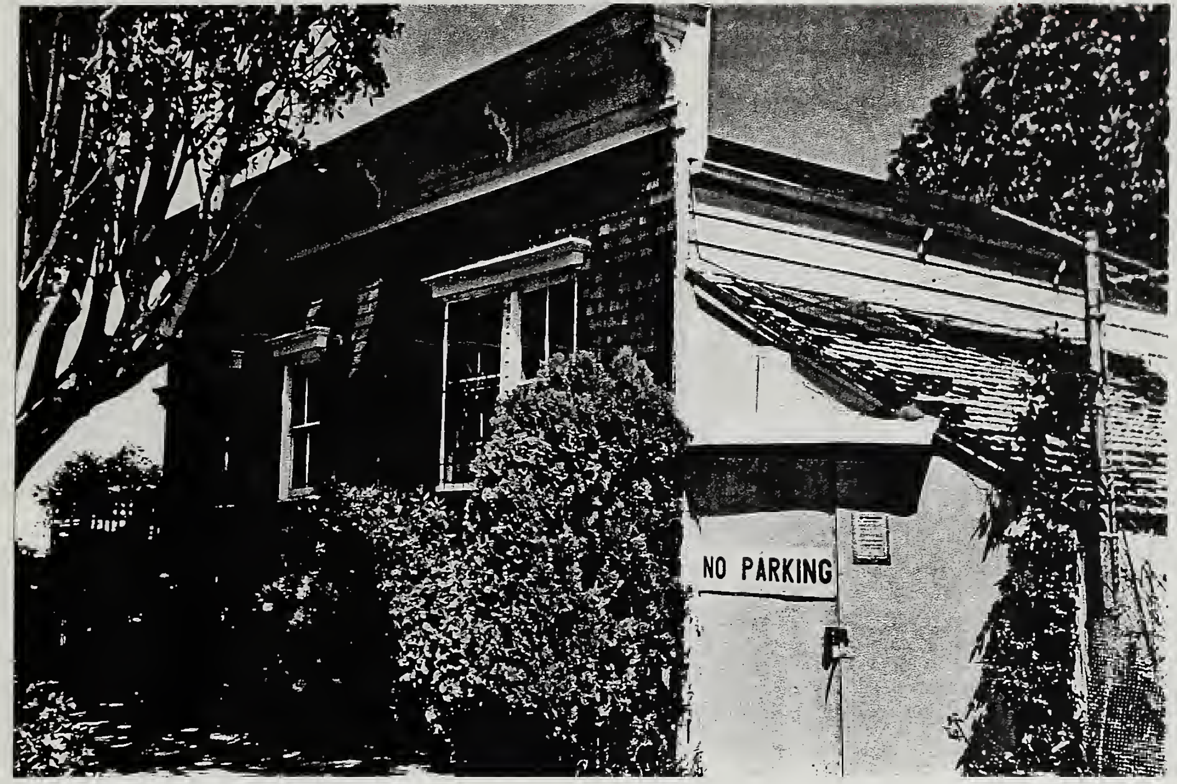
Signature ______________________
Mark Luellen, Preservation Coordinator

Date: 10-14-05

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

3639/028

RIGHT



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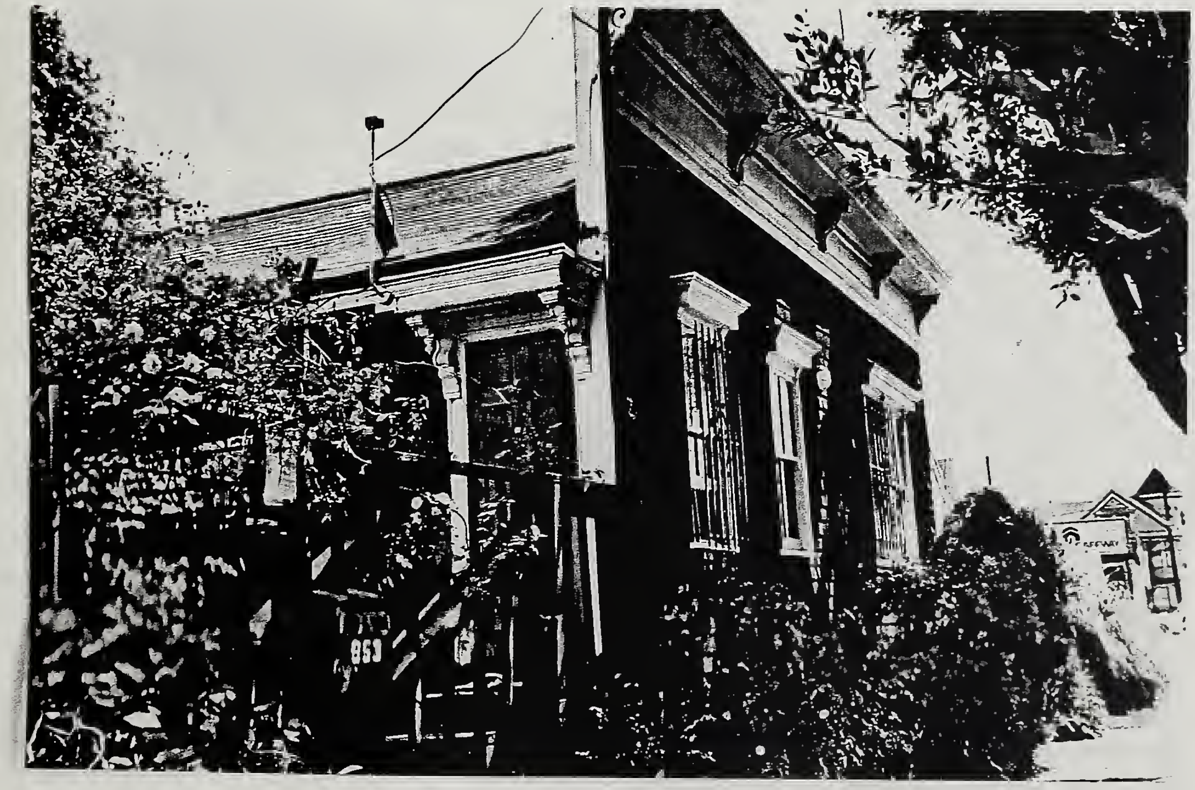

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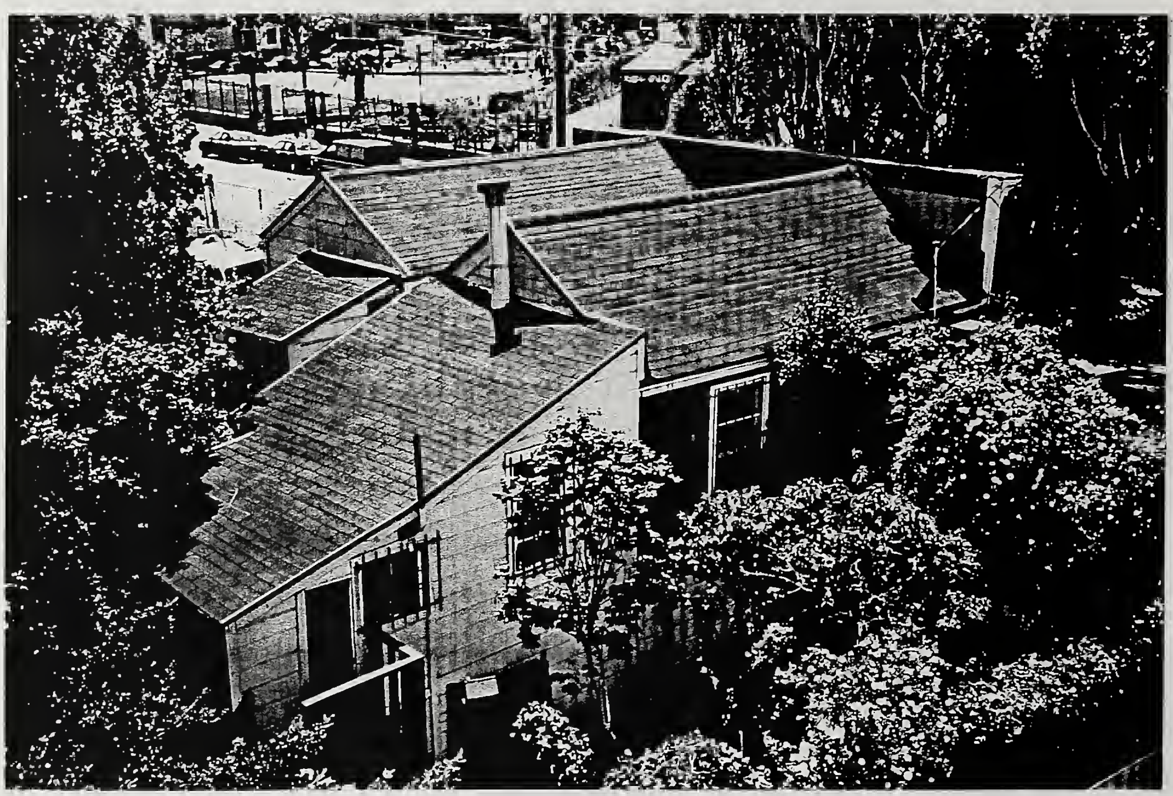

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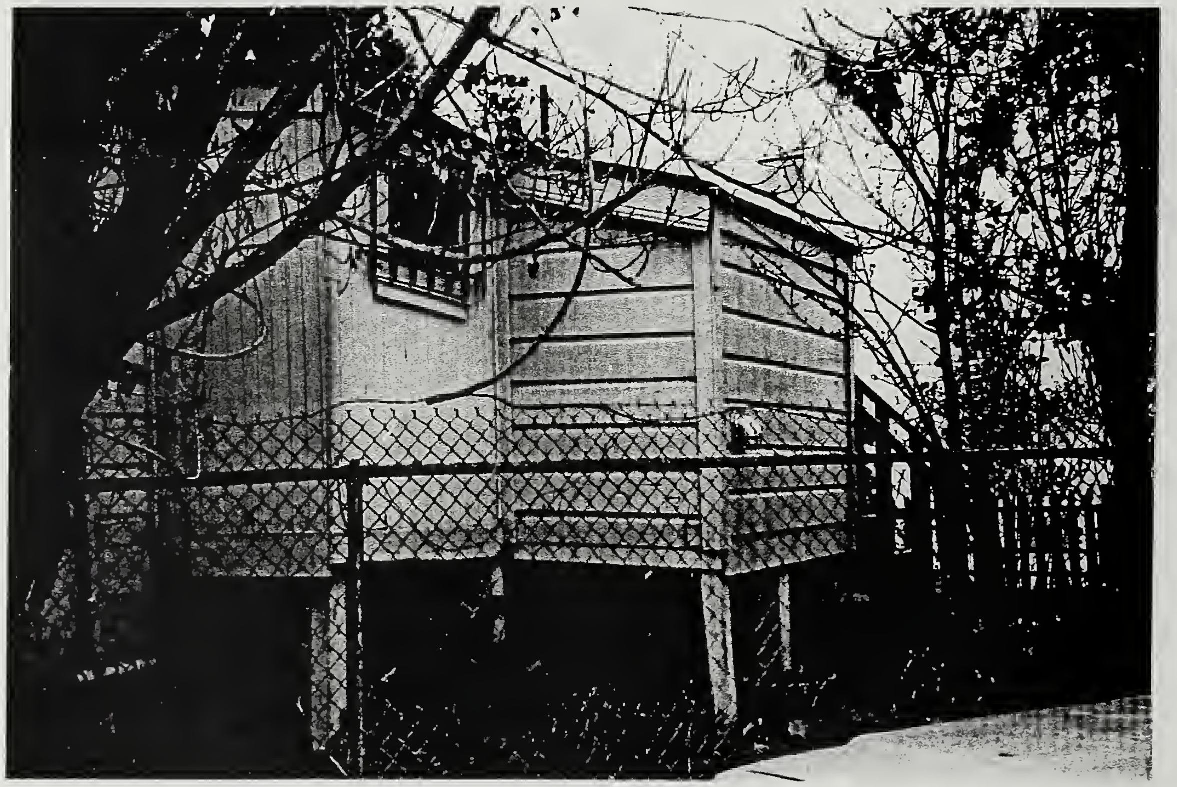

MEMORANDUM

Date: 15 August 2005

To: Irene Nishimura

From: Randall Dean

Topic: Archeological sensitivity 953 Treat Avenue (2005.0429E)

Project: Proposed project is the demolition of a one-story single family dwelling with the intention of eventual new construction but no current plans for a replacement structure. The existing dwelling was constructed c. 1891. The dwelling has no basement and is supported on wood piers. This date is supported by the 1886-93 Sanborn map. It appears that the first water connection was on/after 1906. Nothing is known of former residences. Abutting on the project site to the east is the former Southern Pacific RR ROW that had train service from 1864 until the 1990s.

Archeological/historical context: No prehistoric resources have been recorded in the project vicinity. An examination of U.S. Coast Survey maps for the period 1852-1869 did not reveal in structures on the project site during this period. It is possible that an artifact-filled privy or well or trash pit is present on the project site and that such archeological deposits would have an adequate number of data sets and clear association with distinct household(s) with characteristics significant to current historical/archeological research issues.

Project Site: (APN 3639/28) Nothing is known about the formation of the project site in tems of previous fill or site alteration. It does appear that little prior soils disturbance has occurred since the existing dwelling rests on wood piers.

Potential project impacts: The demolition project is not expected to affect any CEQA-significant archeological resources. However, when project plans for new construction are submitted, the impacts of the new construction on CEQA-significant archeological resources will require reevaluation.

Recommendation: No archeological mitigation measure required for the project as demolition only.

Follow-Up (*this applies only to those applications subject to environmental evaluation*)

PLEASE let me review the text of the environmental evaluation document (Neg. Dec., EIR, Addendum, etc) including archeological mitigation measure before publication. Preferably two weeks before.

This also goes for the draft Mitigation Monitoring & Reporting Plan (MMRP) once it is completed.

Lastly, if you let me know when your documents are finalized, I can keep a copy of the archeology mitigation measures and MMRP on file to follow-up on the implementation of their archeology requirements.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1163E: 359 Moscow Street, Expansion of Single-Family Dwelling
Location: 359 Moscow Street, Assessor's Block/Lot: 6023/017
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves addition of about 1,470 square feet of floor area to an approximately 1,080-square-foot, two-story-over-basement, approximately 27-foot-high single-family dwelling. The total floor area of the single-family residence would then be approximately 2,550 square feet. In addition, the project would include remodeling and conversion of existing storage areas in the current basement level to habitable space. The existing single-family house was built sometime after 1915.

Included in the project would be horizontal extensions of the first through the third stories toward the front property line and over an existing one-story, one-space garage, which is at the front of the lot, and to the side property line on the south side of the lot. The garage would be elongated in order to provide two tandem parking spaces. The rear yard would be retained, and the height of the building would not change.

The project site is within an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District, in the Excelsior neighborhood.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Dick Wong, Dick W. Wong & Associates, (415) 661-8784, representing Margarita Billones, property owner

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301 (a) and (e); Class Number: 1].

REMARKS: (See second page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
November 8, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Dick Wong, Project Sponsor Contact
Margarita Billones, Project Sponsor
Delvin Washington, Senior Planner, Southeast Neighborhood Planning Team
Tina Tam, Historic Preservation Technical Specialist/Planner, Southeast Neighborhood Planning Team
Supervisor Gerardo Sandoval, District 11
Historic Resources Mailing List
L. Fernandez/M.D.F.

Exemption/Exclusion File

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Remarks

The Planning Department has evaluated the project building for the purpose of determining whether or not the existing project building is an historical resource, as defined by the California Environmental Quality Act (CEQA). (See attached Planning Department Memorandum: Historic Resource Evaluation Response, dated April 29, 2005, prepared by Tina Tam, Historic Preservation Technical Specialist/Planner, which is part of the project file.) According to Sanborn Maps, the structure was built sometime after 1915. Research into the structure's history did not reveal any significant historic event or person associated with the building. Submitted photographs of the building also reveal that the building has undergone alterations to modernize its design (most likely in the 1950s and 1960s), which greatly compromised its original architectural design. Furthermore, the building does not have extraordinary architectural qualities that would merit special consideration under the architecture criteria for listing on the California Register of Historical Resources. In addition, the surrounding area is not a designated or potential historic district. Based on this evidence, the Planning Department has determined that the project building is not an historical resource. Hence, the proposed project would not have an adverse effect on an historical architectural resource.

CEQA State Guidelines Section 15301(e), or Class 1, exempts from environmental review a project that would add no more than 10,000 square feet to an existing structure if the project site is in an area where all public services and facilities are available, and is not in an area that is environmentally sensitive. The proposed project meets these criteria in that the project involves an addition of approximately 1,470 square feet of floor area to the approximately 1,080-square-foot single-family house, for a total floor area of approximately 2,550 square feet. In addition, the dwelling is in an urban residential neighborhood, the Excelsior district, where all public services and facilities are provided, and where no environmentally sensitive area exists. Therefore, the project is appropriately exempt under Section 15301(e) as a Class 1 project.

In addition, State Guidelines Section 15301(a) exempts from environmental review a project that would include interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed conversion of the storage areas in the basement level to habitable space would meet this exemption criterion. Hence, Section 15301(a) also is appropriately applied to exempt the basement level conversion part of the project.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest that a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review as a Class 1 project.

Dept. of City Planing

JUL 2 1 2005

OFFICE OF
ENVIRONMENTAL REVIEW

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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MEMORANDUM: Historic Resource Evaluation Response

Project Address:
Street and Address No: 359 Moscow Street
Block: Lot: 6023/017
Case No.: 2004.1163E
Date of Review: April 29, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Dick Wong, Architect
Company:
Address: 195 Yerba Buena Avenue
Phone: (415) 661-8784
Fax: (415) 661-8784
Email:

Owner
Name: Margarita Billones
Company:
Address: 359 Moscow Street
Phone: (415) 587-1622
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to demolish the existing detached one-car garage at the front of the property and construct a new three-story front horizontal extension to the existing two-story plus attic, single-family dwelling situated in the middle of the lot.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

According to Parcel Information Database, the structure was constructed in 1904. As such, the Major Environmental Analysis unit planner has originally determined that this property (constructed before 1913) falls into Category B (Properties Requiring Further Consultation and Review). However, based upon further research, it is evident that there was no structure on the property until after 1915 (see attached Sanborn Maps). Therefore, Planning Staff has concluded that the property should actually fall into Category C (Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical). Nonetheless, the project sponsor has provided the Department information for this evaluation.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: The building is not located in any known historic district. The project sponsor researched the property and uncovered some of the names of the building's owners, occupants, and permit history. Based upon the information provided, there is no indication that any historical renowned people ever owned or lived on the subject property. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Judging by the photographs submitted, it is clear the integrity of the structure has been compromised by the alterations made likely in the 1950s and 1960s. It is very likely, in the efforts to modernize the structure, all evidences characteristic of the Italianate style architecture such as the elaborate window crowns and frames and pediment design front entry are removed entirely from the dwelling. The aluminum sliding windows, asbestos siding, and replaced front steps and front door are also detrimental to the structure, contributing to the loss of character. Lastly, the introduction of the stripped awning and metal railing and fencing at the front of the property also hurts its integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 5/19/2005
Preservation Coordinator

HISTORICAL RESOURCE EVALUATION
359 MOSCOW STREET
SAN FRANCISCO, CA

1. Property Description: The building is a single family dwelling on Lot 6320, Block 017 (25 x 100) in a residential neighborhood. It is a wood frame building with a gable roof. Horizontal redwood siding is on the attached garage; redwood shingles are on the back and the sides of the building. It is set back from the property line about 20'; the garage is set right up to the property line. (Refer to attached photographs)

2. History: There is no record of significant events or persons associated with this dwelling. (Refer to attached documents)

    a. Block Map: most current revised, 1975. Indicates no "architectural significance" (AS rating).
    b. Planning Department Property Information Report and Block Map: Verifies "no rating on property", initialed and dated 10/20/04.
    c. "Here Today", San Francisco Architectural Heritage. Shows no record of survey of this building as having architectural significance.

3. Construction History:

    a. Spring Water Tap Records, 1861-1915. No existing record for this dwelling.
    b. Water Connection Permit: Earliest and sole existing record of water connection dated March 20, 1907. (Document attached) This suggests that the building was not built in 1904 as indicated in the Planning Department Information Report. Permit application made by owner; no architect is named on the space for "architect".
    c. Permit History: In 1952, a permit for constructing of the garage was issued. In 1962 a permit for constructing hand-rail and stairs was issued. Both applications were by J. Tarlton. (Documents attached)
    d. No architect is listed on the 1907, 1952, and 1962 recorded permits.
    e. Edwards Abstracts, June 1906 – December 1907: Albeit an "incomplete set", show no sales records or building contracts for this dwelling. No information could be identified as to the owner, contractor, architect, or construction cost.

f. San Francisco Real Estate Circular, 1860's to Turn of Century: Albeit "not inclusive", no records could be identified. This circular lists both sales and building contracts for the City, "if there is one; not every building had a contract."

g. California Pacific Builder, January 2, 1907 – April 30, 1907: This list of building contracts do not show any record for this dwelling.

4. Current photographs of 359 Moscow Street and adjacent dwellings are attached.

5. Sanborn Block Maps: 1900 – 1905, 1913 – 1915 indicate no significance for the property location of this dwelling.

6. Homestead Association, San Francisco Block Book, 1906 – 1914: Appears that said address of dwelling may have been Block #83 (not current #017).

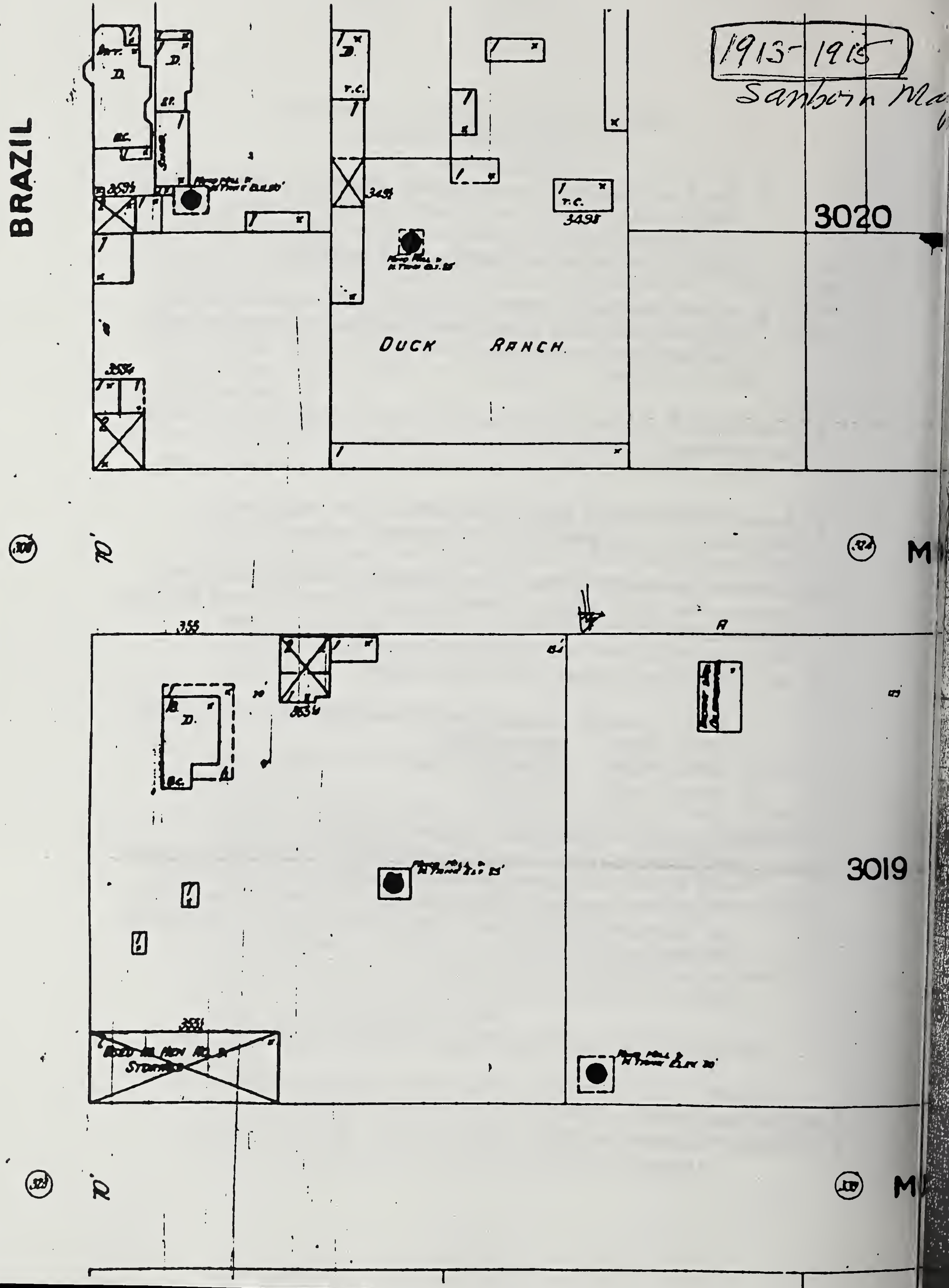
7. San Francisco Directory: Owners/residents

   a. 1976 - present: Margarita and Sotero Billones
   b. 1968 – 1975: Joseph Botto
   c. 1955 – 1967: Joseph Tarlton
   d. 1953 - 1955: VACANT

8. City Directory: 1908 – 1920: Duvall, Richard and Ellie. According to the water connection permit, "E. Duvall" signed the application for the permit on March 20, 1907 indicating they are the original owners. Listed occupation for R. Duvall, is "mechanic and laborer". Listed occupation for E. Duvall is "stenographer"

Research and Report
Prepared by Dick W. Wong, AIA
11/08/04

1913-1915
Sanborn Ma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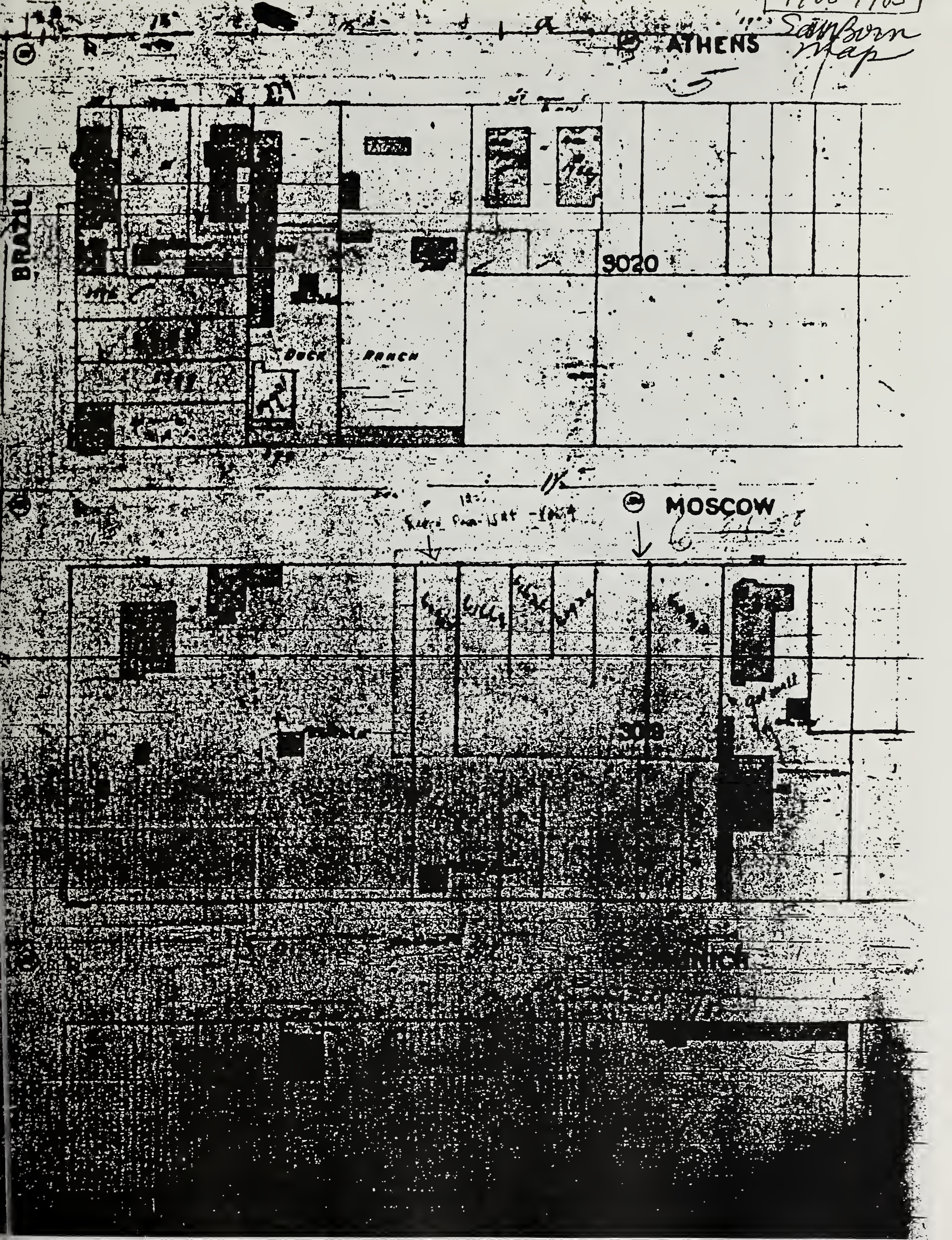
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BRAZIL
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MOSCOW
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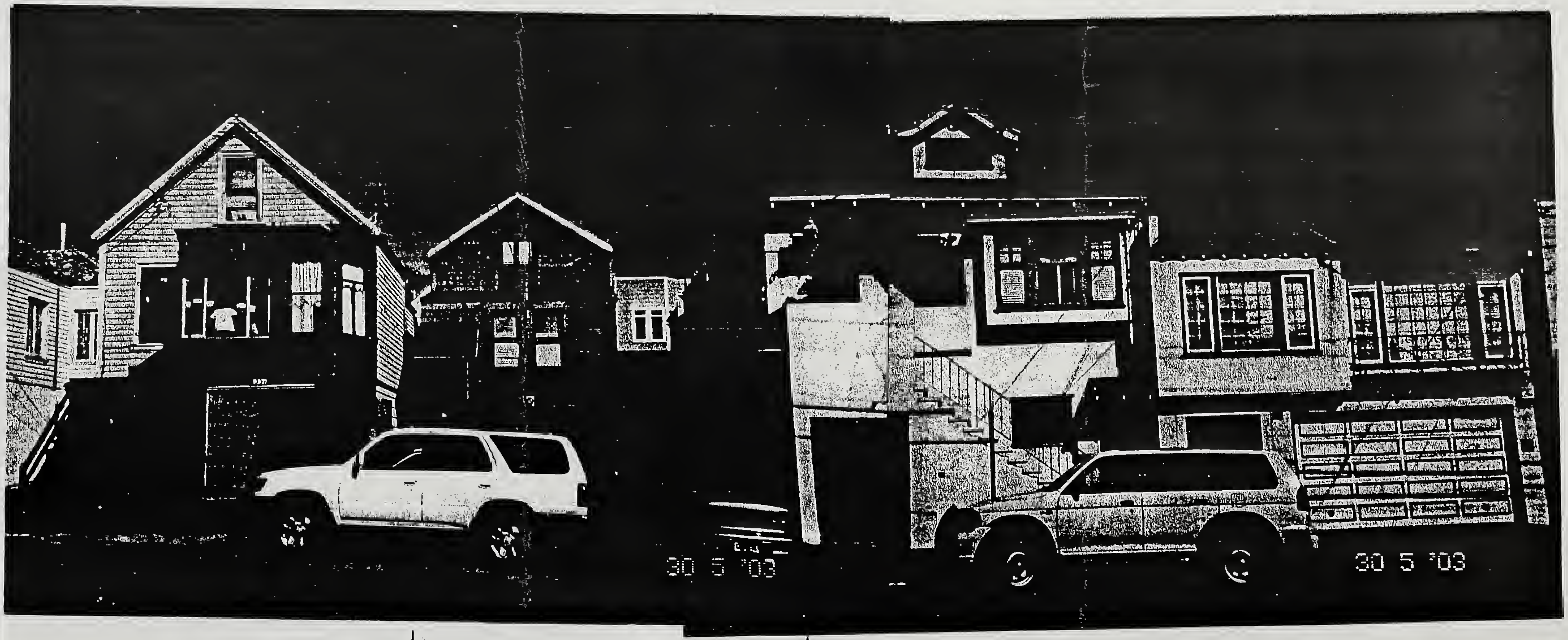
SanBorn Map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FRONT

EXISTING BLDG
359 MOSCOW

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2004.0268E – Demolition of a Single-Family Residence and Construction of a Larger Single-Family Residence
Location:	710 Silliman Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The approximately 3,881-square-foot project site is located at 710 Silliman Street (Assessor's Block 5917, Lot 006). The proposed project would result in the demolition of an existing, approximately 1,175-gross-square-foot residential structure (see attached photograph). The existing single-family, two-story building is about 20 feet high and has no off-street parking spaces. The building was constructed in 1915 and has been uninhabited since 2003. The proposed project would result in the demolition of the existing building and construction of a new, approximately 5,155-gross-square-foot, single-family residence.

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
James Li, (415) 668-1618

Exempt Status:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(l)(1), 15303(a) and 15332]
Class Numbers: 1,3, and 32

Remarks: Please see reverse side.

Contact Person: Viktoriya Mass **Telephone:** (415) 558-5955

Date of Determination:
November 8, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc:

James Li, Project Sponsor
Julian Banales, Southeast Quadrant Team Leader
V. Byrd/Bulletin Board
Exemption/Exclusion File

Tom Ammiano, Supervisor District 9
Planning Commission
L. Fernandez/M.D.F.
Historic Preservation Distribution List

Description of Nature and Purpose of Project (continued): The new three-story building would be approximately 32 feet high and would provide two off-street parking spaces.

The project site is located on the north side of Silliman Street, in the block bounded by Dartmouth Street, Silver Avenue, Bowdoin Street and Silliman Street. The project site is within the RH-1 (House, Single-Family) use district and within a 40-X height and bulk district.

Remarks:

California Environmental Quality Act (CEQA) State Guidelines Section 15301 (Class 1) provides an exemption for demolition and removal of individual small structures. Specifically, Section 15301(l)(1) exempts from environmental review demolition of one single-family residence. Additionally, CEQA State Guidelines Section 15303(a) exempts from environmental review construction of one single-family residence. The proposed project would result in the demolition and construction of a single-family residence and, therefore, is appropriately exempt from environmental review under Class 1.

Additionally, CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The proposed project's effects in relationship to these conditions are described below (per CEQA State Guidelines Section 15332, In-Fill Development Projects).

CEQA State Guidelines Section 15332 provides an exemption from environmental review for projects that can be characterized as in-fill development meeting the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

> The project site is within the RH-1 (House, Single-Family) zoning district, where the proposed residential use is permitted. The proposed project would meet the *Planning Code* height, rear yard and parking requirements. The proposed project would be consistent with the *General Plan* and the zoning designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

> The approximately 3,881-square-foot (0.1-acre) project site is located within a developed area of San Francisco. Thus, the proposed project would be characterized as an infill development substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

> Much of the project site is covered with the existing building. The project site is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, the proposed single-family residence is estimated to generate about 10 daily person-trips, two of which would be during the PM peak-hour. These trips could be distributed among various modes of transportation, including vehicles, public transit, walking and bicycling. The proposed project would result in about six daily vehicle trips, one of which would be during the PM peak-hour. The change in area traffic as a result of the proposed project would not be significant relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. The off-street parking requirement for residential uses in the RH-1 district is generally one space for each dwelling unit. The proposed project would provide two off-street parking spaces. Therefore, the proposed project would not result in a significant adverse traffic impact.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed residential unit would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Because the project is relatively small, and because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established threshold for project requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Demolition and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the proposed project would not result in significant water quality impacts.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities as a result of the proposed project.

Archaeological Resources
In a memorandum dated October 25, 2005, the Planning Department staff determined that archaeological resources are not likely to be found in the depth of excavation proposed by the project sponsor.[1] Accordingly, the proposed project would not adversely affect CEQA-significant archaeological resources.

Historic Resources
A Historic Resource Evaluation Response Memorandum prepared by the Planning Department determined that the existing building is not a historic resource for purposes of CEQA (see attached Memorandum, *Historical Resource Evaluation Response*).[2] The existing building is not associated with any historic person or event. The building's integrity has been altered to the point that it could not be considered architecturally significant. The building's front façade has been significantly altered with the removal of the original finish, trim, windows, roof overhand, bargeboard, and trip and does not retain sufficient integrity to be considered a resource. Since the existing building is not a historical resource, its demolition would not result in a significant adverse impact. The proposed project would also not have an adverse effect on off-site historical resources, such as adjacent historic properties.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

Conclusion
CEQA State Guidelines Sections 15031(l)(1) and 15303(a) exempt from environmental review demolition and construction of one single-family residence, respectively. The proposed project would result in the demolition and construction of a single-family residence and, therefore, is appropriately exempt from environmental review under Class 1 and Class 3. Furthermore, CEQA Guidelines Section 15332 provides an exemption from environmental review for projects that can be characterized as in-fill development and meeting certain criteria outlined above. Since the proposed project can be characterized as in-fill development and meets all the criteria of Section 15332, it is appropriately exempt from environmental review under Class 32. Finally, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Accordingly, the proposed project is appropriately exempt from environmental review under CEQA Guidelines Sections 15301(l)(1), 15303(a) and 15332.

---

[1] Planning Department, *Archeological Sensitivity Memorandum for 710 Silliman Street*, October 25, 2005. A copy of this memorandum is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.00268E.

[2] Planning Department, *Historic Resource Evaluation Response Memorandum*, July 11, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.00268E.

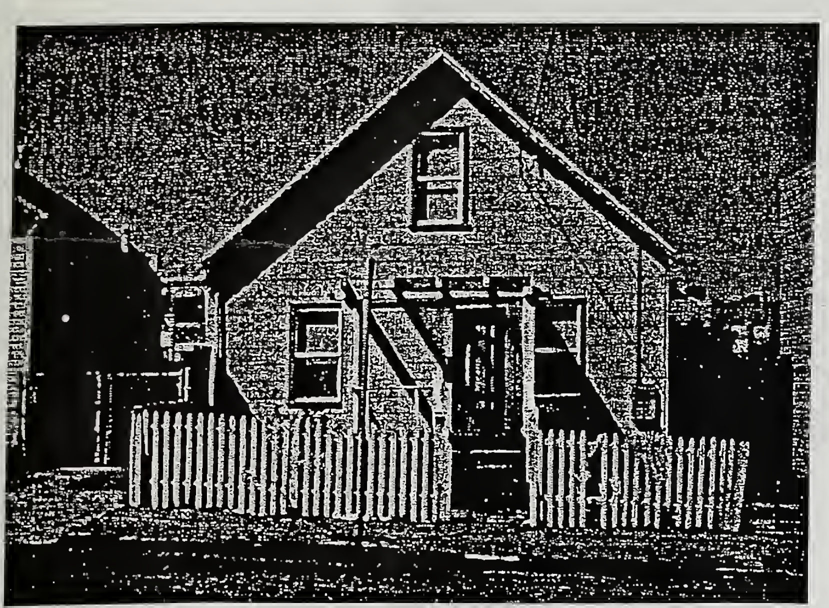

Fig. 1 Primary (south) façade. (Carey & Co., September 2004)

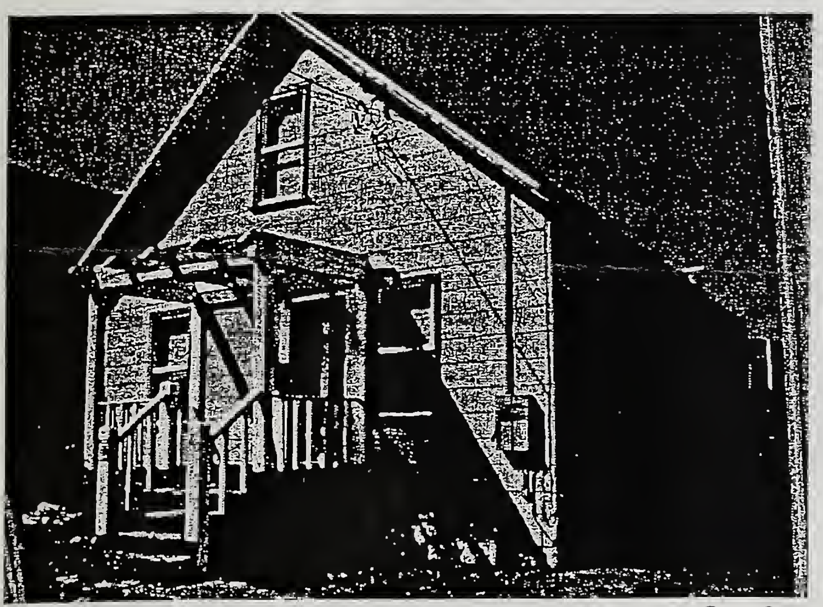

Fig. 2 Southeast corner, showing east facade. (Carey & Co., September 2004)

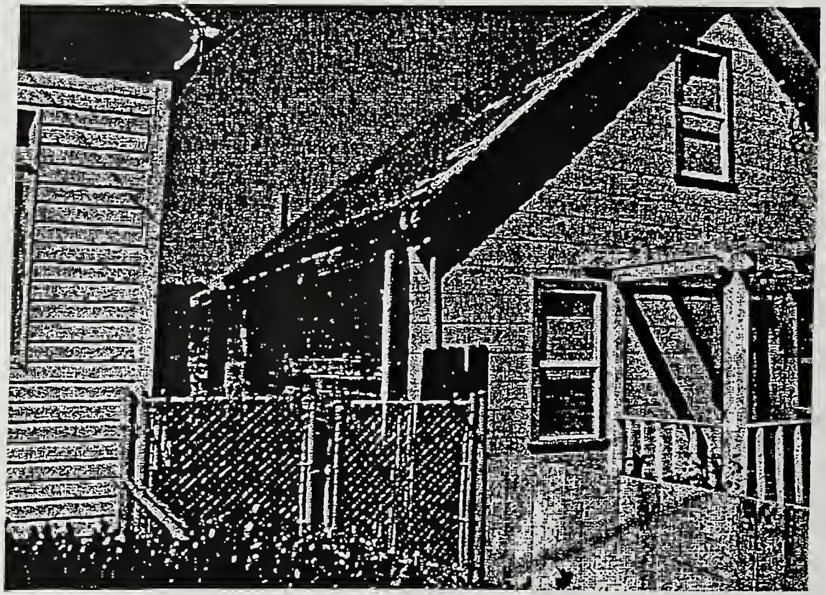

Fig. 3 Southwest corner, showing horizontal wood siding and additional structure at rear. (Carey & Co., September 2004)

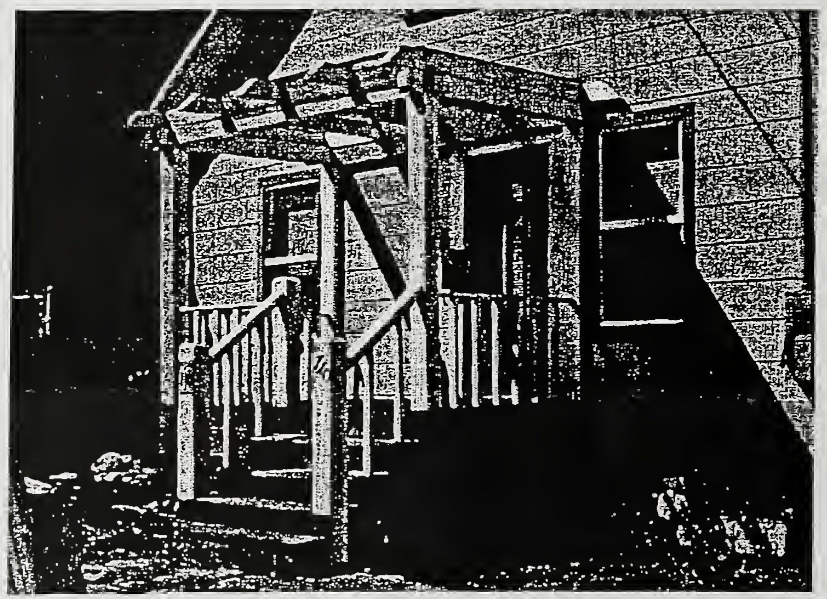

Fig. 4 Entry porch at primary facade. (Carey & Co., September 2004)

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:

Project Address: 710 Silliman Street
Block: 5917 Lot: 006
Case No.: 2004.0266E
Date of Review: July 11, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name:
Company: Carey and Company
Address: 460 Bush Street
Phone: 415-773-0773
Fax:
Email:

Owner
Name: Yan Jung Kwok
Company:
Address: 4339 Balboa Street
Phone: 415-668-1618
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the single-family house and construct a new three-story two-unit structure.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
The styles and quality of the surrounding buildings are very mixed in terms of quality and styles, and in staff's opinion, would not qualify as a historic district.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The project sponsor provided a complete list of the house's owners and occupants and searched those names, along with the property address, in many of those resources listed in the Department's How to Document a Building (see attached narrative provided by Carey and Company). The research did not find any additional information that would lead one to conclude that this building was associated with any historic person or event. The house's integrity has been altered to the point that it could not be considered significant under Architecture.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☐ Retains ☒ Lacks
workmanship ☐ Retains ☒ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes: *The house's front façade has been significantly altered with the removal of the original finish, trim, windows, roof overhang, bargeboard, and trim and does not retain sufficient integrity to be considered a resource.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Mark Luellen, Preservation Coordinator

Date 8/11/2005

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2003.0159E: Demolition of Unreinforced Masonry Building & Construction of Mixed-Use Retail/Office/Residential Building
Location: 2525 Mission Street, south side between 21st and 22nd streets; Assessor's Block/Lot: 3615/026
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would consist of demolition of a one story, approximately 14-foot high and 2,910-square-foot, unreinforced masonry commercial building on an approximately 3,670-square-foot lot and construction of a four-story, approximately 48-foot tall, mixed-use building. The existing brick commercial building is included in the City's Unreinforced Masonry Building (UMB) Survey. It was originally built in 1911, and has had several subsequent redesigns, including refinishing of the front façade with stucco.

The new building would be about 48 feet tall, and would have ground story retail space of approximately 3,670 square feet (sq. ft.), approximately 2,700 sq. ft. of office space on the second story, and four dwelling units on the third and fourth stories. Each of the two-bedroom dwelling units would be approximately 1,200 sq. ft., for a total of about 4,800 square feet of residential use. Off-street parking would not be provided.

(Continued on next page.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Fu Yim, (415) 246-0778, representing Rozalie & Ernest Shrayber, property owners

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section(s) 15301(l) and 15332; Class Number(s): 1(l) and 32.

REMARKS: (See second page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
November 17, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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cc: Rozalie & Ernest Shrayber, Sponsors
Randall Dean, MEA Planner/Archeological Resources Technical Specialist
Mat Snyder, Planner/Historic Preservation Technical Specialist, Southeast Neighborhood Planning Team
Ben Fu, Planner, Southeast Neighborhood Planning Team
Supervisor Tom Ammiano, District 9
Historic Resources Mailing List
L. Fernandez/M.D.F.

Exemption/Exclusion File

Description of Nature and Purpose of Project, continued:

The project site is within an NC-3 (Neighborhood Commercial, Moderate Density) District, the Mission Street Alcoholic Beverage and Fast Food Restricted Use Sub-District (RUSD), and a 65-B Height and Bulk District. According to Planning Code Sections 161(j) and 303, Conditional Use Authorization would be required because off-street parking for the proposed four dwelling units would not be provided as part of the project.

Remarks

The existing brick commercial building, constructed in 1911, is included in the Unreinforced Masonry Building Survey. As such, the Planning Department Historic Preservation staff evaluated the building and its history in order to determine if it is an historical architecture resource as defined by the California Register of Historical Resources criteria and the California Environmental Quality Act (CEQA). The staff has determined that the building is not an historical architecture resource based on the criteria for listing on the California Register of Historical Resources (see attached Memorandum: Historic Resource Evaluation Response, dated September 12, 2005, prepared by Mat Snyder, Planner/Historic Preservation Technical Specialist). Research on the building found that the building is not associated with a significant historic event, person, or architecture. Additionally, since it has undergone several redesigns over the years, including refinishing the front façade with stucco and installation of new windows, it no longer has the characteristics typical of historic brick commercial buildings such that its historic architectural integrity has been compromised. Therefore, the existing building is determined not to be an historical architectural resource according to the California Register criteria and CEQA.

Additionally, the proposed project and project site were assessed for potential archeological resources that may be affected by proposed building demolition and construction of the proposed four-story building (see Memorandum, dated November 4, 2005, Topic: Archeological sensitivity 2525 Mission St project, prepared by Randall Dean, Planner/Archeology Technical Specialist). The existing building has a concrete perimeter foundation that reaches 2.5 feet below the existing floor slab. The proposed building would be supported on footings that typically would disturb soils to 2.5 to 3 feet deep. Prehistoric deposits could be within the project site; however, they likely would be below the area of subsurface impact. Hence, soils disturbance from the proposed project is not expected to affect any CEQA-significant archeological resources.

CEQA State Guidelines Section 15301(l) allows exemptions from environmental review for projects in urbanized areas, which would entail demolition of up to three small commercial structures designed for an occupant load of up to 30 persons, each. The project would involve demolition of a commercial building that has an occupant load of about 90 persons, which is comparable to the occupant load of three small commercial structures. As such, the project would be exempt under CEQA Guidelines Section 15301(l), as a Class 1 exemption.

CEQA Guidelines Section 15332 provides exemptions for in-fill development projects in urbanized areas that would meet the conditions described below:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project, which would include new construction of approximately 3,670 square feet of retail, about 2,700 square feet of office space, and four dwelling units totaling 4,800 square feet of residential space, would be consistent with the San Francisco General Plan, and the NC-3 zoning designation, the Mission Street RUSD, and the 65-B Height and Bulk District.

According to Section 161(j) of the Planning Code, the project would require Conditional Use Authorization because the project would not include off-street parking for the four dwelling units. Off-street parking spaces for the retail and office uses are not required because in an NC (Neighborhood Commercial) District, floor area sizes for retail and office uses that would not exceed 5,000 square feet each, do not require off-street parking. The San Francisco General Plan, Transportation Element identifies Mission Street as a Transit Preferential Street (Primary Transit Street, Transit-Oriented), a Transit Conflict Street (primary transit-oriented street that has noted conflicts between transit and private auto traffic), and a Neighborhood Pedestrian Street (Neighborhood Commercial Street). Muni bus lines 14-Mission, 49-Van Ness/Mission, 26-Valencia, 33-Stanyan, 48-Quintara/24th Street and 22-Fillmore bus lines, in addition to Bay Area Rapid Transit (BART), operate in the project area. The City's Transit First policy promotes public transit use over private auto use.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is approximately 3,670 square feet, and is within a highly developed, densely populated area, the Mission district of San Francisco. Thus, the proposed project would be characterized as an in-fill development project that is on a site smaller than five acres surrounded by urban uses.

c) The project site has no value as habitat for endangered, rare or threatened species.

As described previously, the project site is within a highly developed, densely populated area. Currently, the 3,670-square-foot site is covered entirely by a commercial building, is surrounded by urban uses, and has no vegetation. Hence, it has no value as habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.

Traffic: Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review, October 2002, the proposed mixed-use retail/office/residential project is estimated to generate a total of up to 639 daily person-trips (persons coming and going), including up to 61 person-trips during the P.M. peak-hour. Of these 61 P.M. peak-hour trips, 11 persons are estimated to take public transit, 12 would walk, and 37 persons would use private automobiles. From these 37 person-trips that would be by private automobiles, there would be 21 vehicle-trips (1.26 persons per automobile) during the P.M. peak-hour. Comparatively, the existing retail use is estimated to generate up to 551 daily person-trips of which about 50 occur during the P.M. peak-hour. Of the 50 P.M. peak-hour person-trips, 32 are by private autos, yielding 17 P.M. peak-hour vehicle-trips (1.26 persons per automobile) for the existing use, which is four vehicle-trips less than the projected 21 P.M. peak-hour vehicle-trips for the proposed mixed-use project. Hence, the proposed project would generate a minimal increase to existing traffic conditions at local intersections.

Additionally, the proposed project would generate a parking demand of about 35 spaces, of which six spaces would be the parking demand generated by the proposed residential use, ten spaces for the office use, and 22 spaces for the retail use. The proposed project would not include off-street parking; hence, there would be a parking shortfall of 35 spaces. However, the existing retail commercial building also does not have any off-street parking, which results in an existing parking deficit of 22 spaces. Hence, the proposed project would increase the existing parking deficit by approximately 13 spaces. Parking supply is not considered as part of the permanent physical environment in San Francisco because parking supply and demand conditions vary during the day, and day to day, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts are not treated as significant impacts on the physical environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA GUIDELINES 15131(a)). The social inconvenience of parking deficits, such as having to search for a parking space, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion. In the experience of San Francisco transportation planners, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or walking) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" Policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

In the Transportation Element of the San Francisco General Plan, Mission Street is identified as a Transit Preferential Street (Primary Transit Street, Transit-Oriented), a Transit Conflict Street, and a Neighborhood Pedestrian Street (Neighborhood Commercial Street). The project site is in a mixed-use residential and commercial area well served by local and regional public transit services, including Muni bus lines 14-Mission, 48-Quintara-24th Street, 49-Van Ness-Mission, 26-Valencia, 33-Stanyan, and 22-Fillmore, and BART. In addition, Mission Street is identified as a Neighborhood Pedestrian Street (Neighborhood Commercial Street) in the Transportation Element. Hence, the project area has a variety of alternative modes of travel.

The transportation analysis above accounts for potential secondary effects, such as drivers circling around looking for parking spaces in areas with limited parking supply, by assuming that all drivers would attempt to find parking spaces at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts that may result from a shortage in parking in the vicinity of the proposed project would be minor, and the transportation analysis, as well as in the associated air quality and noise analyses, reasonably address potential secondary effects.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. As analyzed above, the project would not cause a doubling in traffic volumes, and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed development would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. For residential projects, the threshold is 510 units, and for commercial use projects, the thresholds are 87,000 sq. ft. of retail floor area, 110,000 sq. ft. of medical office (this office category is the lowest type of office use threshold criterion) floor area , or project generation of 2,000 vehicle trips per day. The proposed project would be well under these thresholds.

In addition, the proposed 48-foot high project structure was reviewed for shadow effects on property under the jurisdiction of the Recreation and Park Commission. The Planning Department determined that there would be no shadow impact from the proposed project structure on any property under the jurisdiction of the Recreation and Park Commission (see attached Planning Department letter, dated July 13, 2005, prepared by Ben A. Fu, Planner).

Since the proposed project would not exceed BAAQMD thresholds, and would not cast shadow upon any Recreation and Park Department property, the proposed project would not generate significant air quality impacts.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project site is in an area where all utilities and public services already are provided. Expansion of public utilities and service facilities would not be required in the project area.

As discussed above, the proposed project is an in-fill development that meets the above conditions, and would not have significant environmental effects. Hence, the project is appropriately exempt from environmental review as a Class 32 project under CEQA Guidelines Section 15332.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review under Class 1 and Class 32.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: **2525 Mission Street**
Block: 3615 Lot: 026
Case No.: 2003.0159E
Date of Review: September 12, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Rozalie Skrayber
Company:
Address: 600 25th Avenue,
Phone: 415-285-1444
Fax:
Email:

Owner
Name: (same)
Company:
Address:
Phone:
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing two story commercial /retail structure and construct a new structure that would include ground floor retail and three stories above of residential use. No parking is proposed.

Pre-Existing Historic Rating / Survey
UMB

Historic District / Neighborhood Context
The project is along the Mission Street commercial district, which is a well known and highly identifiable commercial district of San Francisco. The District is characterized by having ground floor commercial and one to four stories of residential use above. The architecture of the District is extremely varied in terms of integrity.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The project sponsor provided staff with a lineage of the building's owners and researched the owners, along with the building itself for mention in several of the resources outlined in the Department's "How to Document the History of a Building's History. Resources that were used included Assessor's records, Spring Valley Water Records, California Daily Builder, Here Today index, and a complete building permit history. None of these resources provided additional information that would lead to staff to believe the project would be considered significant under Criterion 1 or 2, Events or Persons. Staff also does not believe that the project would be found to be significant under Criteria 3, Architecture. Although it was included in the UMB survey, its front façade does not include characteristics typical of historic brick commercial buildings that are* *worthy of preservation. The building façade was redesigned several times during its history including refinishing the front façade with stucco (1947), installing new windows (1985), and installing new awnings (1984). The architect / designer is unknown.*

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: *The building has lost its integrity: see discussion above.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed building will be character with the those features that are common for buildings along the Mission Street commercial corridor.

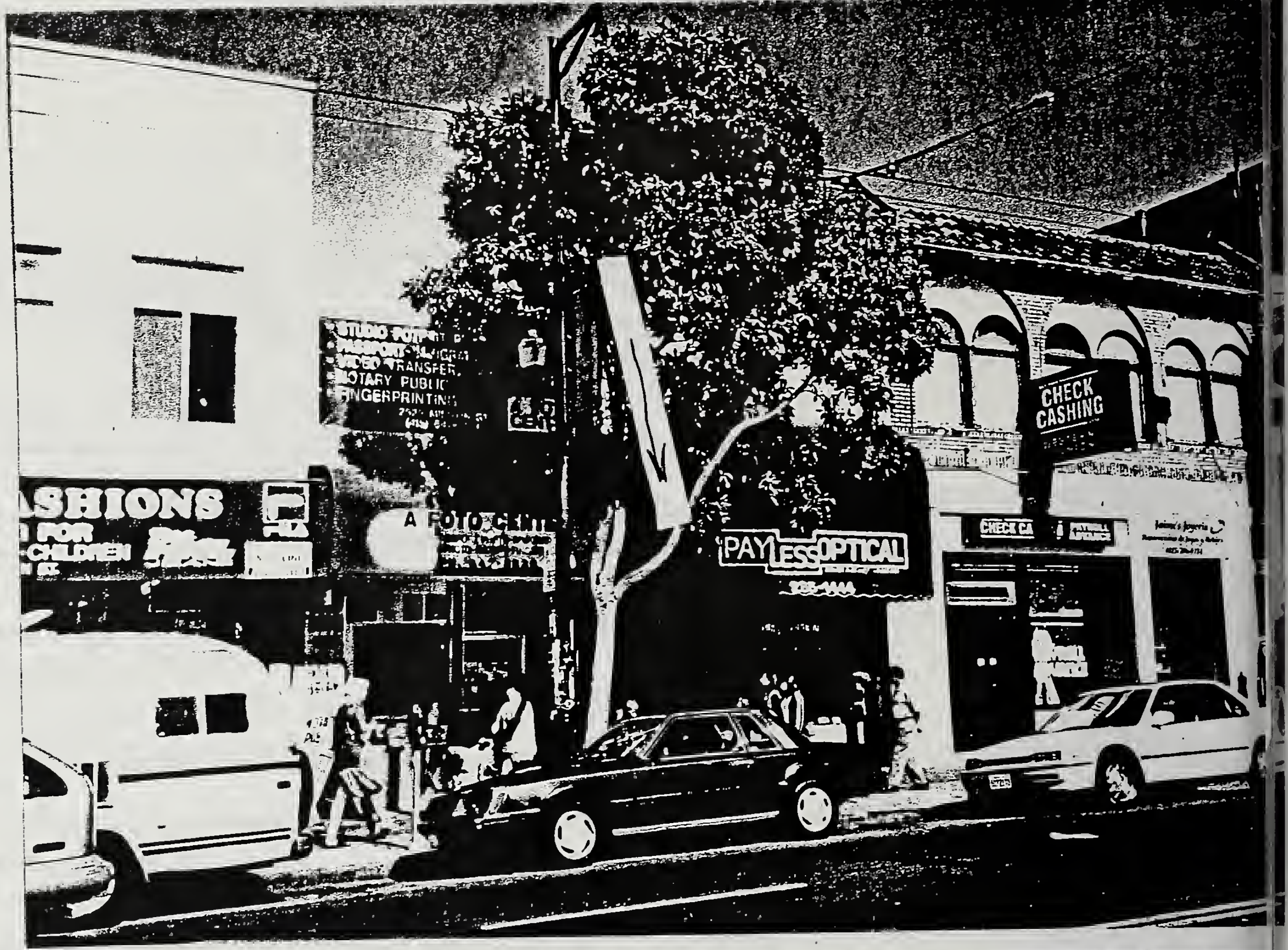
PRESERVATION COORDINATOR REVIEW

Signature

Mark Luellen, Preservation Coordinator

Date: 9-12-05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File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MEMORANDUM

Date: 4 November 2005

To: Irene Nishimura

From: Randall Dean

Topic: Archeological sensitivity 2525 Mission St project (2003.0159E)

Project: Proposed project is the demolition of an existing one-story commercial building and construction of a four-story mixed-use (commercial/ground floor; office/2nd floor; 4 residential units/3rd & 4th floors). The new building would be supported on footings that typically would disturb soils to a depth of 2.5-3 ft.

Archeological/historical context: Although prehistoric deposits could be within the project site, if present they would probably be below the area of subsurface impact. Although Spanish/Mexican period historical resources are known and expected to be within a few blocks of the project site, none are known to be within the immediate area of the project. It is not known if historical archeological resources from the latter half of the 19th century that might be CEQA-significant, such as a filled-privy, but if so this deposit would also probably be below the area of impact of the project.

Project Site: (APN 3615/26) Project site is flat. The existing building has a concrete perimeter foundation that reaches a depth of 2.5 ft. below the existing floor slab.

Potential project impacts: The soils disturbance from the proposed project is not expected to affect any CEQA-significant archeological resources

Recommendation: The proposed project does not warrant archeological mitigation because no CEQA-significant archeological deposits are expected to be affected by project excavation activities.

Follow-Up (*this applies only to those applications subject to environmental evaluation*)

PLEASE let me review the text of the environmental evaluation document (Neg. Dec., EIR, Addendum, etc) including archeological mitigation measure before publication. Preferably two weeks before.

This also goes for the draft Mitigation Monitoring & Reporting Plan (MMRP) once it is completed.

Lastly, if you let me know when your documents are finalized, I can keep a copy of the archeology mitigation measures and MMRP on file to follow-up on the implementation of their archeology requirements.

JL-21-2005 21:48 FROM:ERNEST & ROZALIA SHR 14156683517 TO:5585991 P.1

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July 13, 2005

Ernest Shrayber
600 28th Avenue
San Francisco, CA 94121
415.668.3517

CASE NO: 2003.0159K
ADDRESS: 2525 Mission Street
BLOCK/ LOT: 3615 / 026

The Planning Department has reviewed the proposed project at the revised site location for compliance with Section 295 of the San Francisco Planning Code. Section 295 restricts new shadow, cast by structures exceeding a height of forty feet, upon property under the jurisdiction of the Recreation and Park Commission.

A shadow fan was developed based on the drawings submitted with the application to determine the shadow impact of the project on properties protected by the Sunlight Ordinance. **The fan indicates that there is no shadow impact from the subject property on any property protected by the Ordinance.** Therefore, the Planning Department concludes that the proposed project is in compliance with Section 295 of the Planning Code.

Should you have any questions, please contact me at 415.558.6613 or ben.fu@sfgov.org.

Sincerely,

Ben A. Fu, Planner

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case Number 2004.0113E, Demolition of a Two-Story Building with a Single-Residential Unit and Construction of a Four-Story Residential Building
Location: 520 Balboa Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of an existing two-story, single-family residential building with a vacant retail space on the ground level and the construction of a four-story, three-family residential building measuring approximately 5,600 gross square feet (gsf). The proposed project would include three flats located above a ground-floor, three-space garage. The project site at 520 Balboa Street (Assessor's Block 1549/Lot 021) is 2500 square feet in size and located in the Inner Richmond Neighborhood. The project site zoned NC-2 (Small-Scale Neighborhood Commercial District) and is within a 40-X Height and Bulk District.

8
;9
17/05

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Eve Hodson, (415) 552-1888, representing Margy Kam

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section(s) 15303 and 15301; Class Number(s): 3 and 1].

REMARKS: See reverse side

(Continued on second page.)

Contact Person: Tim Blomgren Telephone: (415) 558-5979

Date of Determination:
November 17, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Eve Hodson
Mary Wood
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page).

The proposed project would involve the demolition of an existing vacant two-story residential building with a vacant retail space on the ground level and the construction of a four-story, residential building with three flats above a three-space ground floor garage. As the existing residential use has been vacant for several years, no displacement would occur.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located the project site has the potential to be considered an historic resource as defined by the California Environmental Quality Act (CEQA) due to its construction date of 1922. In a memorandum dated August 18, 2005 (attached), the Planning Department Preservation staff determined that there is no information to conclude that the building was associated with any historic person or event. Although the existing building retains integrity regarding its block face, which represents a typical cross section of mixed-use structures found in the Inner Richmond District, the building's original façade has been completely stripped of its original finish. The building was refinished with a faux-brick surface in 1960 when the ground floor commercial space was converted into a garage. As such, the existing building was found not to be an historic resource, as defined by CEQA.

Furthermore, the Preservation Staff found that the proposed new building would be generally consistent with the scale of the surrounding neighborhood and there does not appear, based on current information, that there are any significant adjacent historical properties or districts. The memorandum concludes that this project would have no impacts to "historical resources" for purposes of CEQA.[1]

With regard to archeological resources, the project site would be cleared during demolition and construction would require a small amount of excavation for the foundation which would be inserted about three feet below existing grade. Based on the shallowness of excavation that would occur as part of the project and that archeological resource are not likely to be found in the depth of excavation required for the project, the project is not expected to adversely affect archeological resources.[2]

Because the existing building is not considered an historical resource under CEQA, its demolition would not result in a significant effect on a historical resource, and it may be found to be exempt from environmental review if other criteria are satisfied. As described below the project was found to satisfy the criteria for exemption under Classes 3 and 1.

The proposed project would involve the construction of a four-story residential structure with three dwelling units, and three parking spaces. California Environmental Quality Act (CEQA) State Guidelines Section 15303(b) or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of three residential dwelling units is exempt from environmental review under Class 3(b).

CEQA Guidelines Section 15301(l)(1) or Class 1(l)(1) provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-story building with one residential unit, and therefore would be exempt under Class 1(l)(1).

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[1] Memorandum from Mark Luellen, Preservation Coordinator, San Francisco Planning Department, to Tim Blomgren, Major Environment Analysis, San Francisco Planning Department, August 18, 2005.

[2] Memorandum from Michael Jacinto/Randall Dean, Major Environment Analysis, San Francisco Planning Department, to Blomgren, October 25, 2005.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:

Project Address: 520 Balboa Street
Block: 1549 Lot: 021
Case No.: 2004.0113E
Date of Review: July 11, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Eve Hodson
Company: Quickdraw Permit Consulting
Address: 60 Otis Street
Phone: 415-552-1888
Fax: 415-552-1889
Email: quickdrawpc@yahoo.com

Owner
Name: Margy Kam
Company:
Address: 2533 Lombard Street
Phone: 415-355-7500
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing two-story dwelling-over –commercial structure and construct a new four-story three-unit structure.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
While the submitted photographs show a block face of older structures, they appear to represent a typical cross section of mixed-use structures found in the Inner Richmond District.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The project sponsor provided a complete history of the lineage ownership of the building and did a search at the History Center of the Central Library and which did not result in any information that would lead one to conclude that the building was associated with any historic person or event.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: *The front façade of the building has been completely stripped of its original finish and trim and refinished with a faux-brick surface in 1960 when the ground floor commercial space was converted from a garage.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Mark Luellen, Preservation Coordinator

Date: 8-18-05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0542E

Location: 760 Market Street- Phelan Building (Assessor's Block 0328, Lot 01)

City and County: San Francisco

Description of Nature and Purpose of Project: The 31,498-square-foot triangular lot is located at 760 Market Street. The existing building on the project site, the Phelan Building (see attached photo), was constructed in 1908 and is located on the north side of Market Street with frontage along O'Farrell and Market Streets between Grant and Stockton Streets, near Union Square. The existing office building with ground-floor retail is 11 stories tall and approximately 309,424 gross square feet (sq. ft.). The building has no parking. The proposed project would convert the office space on the 2nd through 11th floors to between 165 and 180 residential units. The project sponsor intends to retain the existing retail space and all existing circulation and service areas in the building, including corridors and elevator lobbies. When these areas are subtracted from the total, the area that would be converted is approximately 180,000 sq. ft. At the larger range, the 180-unit option would include 17 studios, 103 one-bedroom units, and 60 two-bedroom units. The smaller 165-unit option, unit mix would consist of 19 studios, 82 one-bedroom units, and 64 two-bedroom units. Open spaces would be provided on the 2nd, 3rd, and 11th floors, totaling approximately 10,145 sq. ft., meeting the open space requirement for both the 165 and 180 residential unit scenarios.

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Andrew Junius, Reuben & Alter, LLP (415) 567-9000

EXEMPT STATUS:

X Categorical Exemption, Class 1 and Class 32 [State CEQA Guidelines Sections 15301(a) and 15332]

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:

November 22, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Lisa Gibson

for PAUL E. MALTZER
Environmental Review Officer

cc:
Andrew Junius, Reuben and Junius, LLP
Craig Nikitas-NE Quadrant Team Leader
Supervisor Chris Daly, District 6
Sue Hestor
Historic Resources Mailing List
Bulletin Board
M.D.F.
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Description of Nature and Purpose of Project: (Continued from previous page)
The office occupancy is currently at approximately 70%, or about 127,000 sq. ft. of the area proposed to be converted to residential. Many of the leases are expected to expire in the next year. According to the project sponsor, a termination right has been part of the building's standard lease for at least 15 years, whereby the landlord may terminate the lease with six months written notice.

The proposed changes to the exterior of the building consist primarily of general cleaning and refurbishment of the existing character-defining historic elements and materials. The project would involve no physical expansion or alteration. In addition, no changes are proposed at the entrance lobby. The Phelan Building is Landmark No. 156 under Article 10 of the *Planning Code* and is a Category I building in the Kearny-Market-Mason-Sutter Conservation District. It is also listed in the 1976 Architectural Survey conducted by the Planning Department and listed in *Here Today*. The proposed conversion would require a Certificate of Appropriateness (C of A), Section 309 review (Permit Review in the C-3 zoning district), and a variance from parking, rear yard, and dwelling unit exposure requirements of the *Planning Code*. The site is located in the C-3-R (Downtown Retail) district and is in an 80-130-F height and bulk district.

Remarks: As stated previously, the proposed project would include the conversion of approximately 180,000 sq. ft. of office to between 165 and 180 residential units. However, for the purpose of analyzing the most conservative estimate, the higher unit count was used in this CEQA analysis.

The existing building at 760 Market Street is an historical resource as defined by CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5). The Phelan Building is Landmark No. 156 under Article 10 and is a Category I Building in the Kearny-Market-Mason-Sutter Conservation District under Article 11 of the *Planning Code* and the Downtown Plan. Under Article 11, Category I Buildings are "Buildings of Individual Importance and Excellent in Architectural Design." The building also has a "3S" rating on the National Register of Historic Places, indicating it "appears eligible for separate listing." It is also listed in the 1976 Architectural Survey conducted by the Planning Department with a rating of a "5", on the scale of 0 to 5 (5 being the highest) and received a San Francisco Heritage rating of an "A", indicating that the building is of highest significance under that survey, and listed in *Here Today* on page 280.

According to the project sponsor, the proposed changes to the exterior of the building consist primarily of general cleaning and refurbishment of the existing character-defining historic elements and materials. There would be no physical alteration or expansion of the existing building. The exterior work would comply with the *Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties* and the applicable provisions of Article 10 of the Planning Code.[1] The proposed project would require a C of A under Article 10 of the Planning Code to alter a San Francisco landmark structure. The C of A applies to all exterior alterations requiring a building permit, whether visible from a public right-of-way or not, and requires compliance with the Secretary of Interior Standards for Rehabilitation. Because the proposed conversion would not involve any physical expansion or alteration to the exterior façade, the Planning Department staff determined the minor changes would be consistent with the Secretary Standards and would not result in a substantial adverse change to the historical resource.

CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for minor interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include minor interior alterations of the existing building as discussed above, and would not result in an increase in gross square footage, or expansion of the size or use of the existing building. Therefore, the proposed project would be exempt under Class 1.

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[1] Memorandum from Mark Luellen, Preservation Planner, to Tammy Chan, November 15, 2005 (see attached).

Additionally, CEQA Guidelines Section 15332, or Class 32, provides an exemption of an in-fill development meeting various conditions, described below:

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site is located within a C-3-R (Downtown Retail) zoning district where the proposed residential conversion would be permitted. The existing ground-floor retail would be retained. Per *Planning Code* Section 125(a), the maximum dwelling unit density in the C-3-R district is one dwelling unit for each 125 sq. ft. of lot area. The maximum allowable dwelling unit density for the project site would be approximately 252 units. The proposed conversion would provide up to 180 dwelling units and would not exceed the dwelling unit density. As previously discussed, no physical expansion or alteration to the exterior façade is proposed with the exception of general cleaning and maintenance of the existing character-defining historic elements and materials which would require a C of A. The existing building has 100% lot coverage, with the exception of an interior open space located in the middle of the building not visible from the outside. The project sponsor is seeking a variance from the parking, rear yard, and dwelling unit exposure requirements.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is located within a highly developed area of San Francisco, and within a densely developed C-3-R zoning district, near Union Square. The project site is approximately 31,498 sq. ft., or 0.72 acres. Thus, the proposed conversion would be characterized as an in-fill development surrounded by urban uses.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within a developed urban area, is completely covered by the existing building, and does not provide habitat for any rare or endangered plant or animal species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Korve Engineering prepared a transportation assessment for the proposed conversion.[2] The transportation assessment looked at the proposed residential travel and parking demand as well as actual existing (as reported at 70% occupancy) and the estimated 100% office occupancy travel and parking demand.

The following is a summary of the transportation impacts based on this report. The project site is located within Census Track 117, which has a southern boundary of Market Street with a relatively small number of households. Therefore, additional information was obtained for the adjacent Census Tract 176.01, which is located south of Market Street and has a relatively larger resident population, and Tract 105, which is located further from the project site, near The Embarcadero and has the most established residential development in the downtown area. Each of these tracts has different population, housing, and parking supply characteristics, and therefore provides a range of mode split possibilities for the proposed residential units. While Census Tract 105 is furthest from the project site, it also generated the highest vehicle trip and parking demand. Therefore, to be conservative, the mode split information is based on Tract 105.

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[2] Korve Engineering, *760 Market Street Transportation Assessment*, October 4, 2005. A copy is available for review by appointment at the Planning Department, 1660 Mission Street, as part of case file 2005.0542E.

Based on the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed residential units would generate approximately 260 person-trips and 74 vehicle trips during the p.m. peak hour. By comparison, the office use generates 243 person-trips and 65 vehicle trips during the p.m. peak based on actual doorway counts conducted, 262 person-trips and 70 vehicle trips during the p.m. peak based on 100% occupancy using the *2002 Guidelines*, or 183 person-trips and 49 vehicle trips during the p.m. peak using the *2002 Guidelines* based on a 70% office occupancy. With that comparison, depending on the methodology used above[3], the proposed residential conversion would generate an additional 17 person-trips and four vehicle trips than the actual doorway counts conducted or approximately the same as the existing office if it were 100% occupied. The proposed residential units would have a similar person-trip and vehicle trip generation as the existing office use, although there would be a shift to more inbound than outbound activity. The 260 p.m. person-trips estimated for the proposed conversion would be distributed among various modes of transportation, including about 80 auto person-trips (or 74 vehicle trips accounting for an auto occupancy of 1.08 for Census Tract 105), 32 transit trips, and 148 trips by walking and other means which include bicycles and motorcycles.[4] This is assuming that all trips would be new.

The project site is located on Market Street, a major transit corridor with local and regional transit connections. The estimated 32 p.m. peak-hour transit trips based on mode split information for Census Tract 105, would be distributed among the various MUNI, BART, and Samtrans lines in the vicinity. If mode split information were based on Census Tract 117 or 176.01, the proposed conversion would have a higher transit demand, 83 transit trips and 120 transit trips, respectively. However, because the project site is located along Market Street and is a major transit corridor, the potential increase in transit demand associated with the proposed conversion would not have a significant or noticeable impact upon transit services in the project area or affect transit operations.

San Francisco Planning Code Section 151 requires residential projects in the C-3 zoning districts to provide off-street parking at one space for every four dwelling units. The proposed conversion would require 45 parking spaces. No parking is currently provided on-site and none is proposed with the residential conversion. The project sponsor plans to seek a variance from the off-street parking requirement. The parking demand associated with the existing office and the proposed residential conversion was estimated using the *2002 Guidelines*. Using this approach, the existing office space would have a peak midday parking demand of about 179 spaces (based on 100% occupancy) or 125 spaces (based on the reported 70% occupancy). As noted previously, because there would be no changes to the existing retail, that was not included in the parking analysis. The proposed residential conversion would create a parking demand of 178 spaces during the peak weekday midday and a parking demand of 222 spaces in the evening. According to the *2000 Census*, current residents in Census Tract 105 have a higher auto ownership rate than Census Tract 117 and 176.01. However, Census Tract 105 still has a slightly lower auto ownership rate than the rest of the City, therefore using the *2002 Guidelines* provided the most conservative parking demand estimates. Since there would be no evening parking demand for office use, the proposed conversion would have an increased parking demand of 222 spaces in the evening. The daytime parking demand would increase between one and 53 spaces during the midday, based on 100% and the reported 70% office occupancy, respectively. Therefore, the proposed residential units would have similar parking demand to the existing office space during the midday, but a higher parking demand during the evening.

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[3] To assess the existing office travel demand, the Transportation consultant conducted an actual doorway count, as well as estimating a travel demand based on the reported 70% occupancy rate and a 100% occupancy rate. The estimated trips were then converted into weekday PM peak hour trip generation rates using the San Francisco Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review.*

[4] If mode split information was based on Census Tract 117, the 260 p.m. person-trips estimated for the proposed conversion would include about 15 auto person-trips, 83 transit trips, and 162 trips by walking and other means which include bicycles and motorcycles. If Census Tract 176.01 mode split information was used, the 260 p.m. person-trips estimated for the proposed conversion would include about 56 auto person-trips (or 40 vehicle trips accounting for an auto occupancy of 1.37 for Census Tract 176.01), 102 transit trips, and 102 trips by walking and other means which include bicycles and motorcycles. Therefore, the Planning Department reported the worst-case scenario should most trips be auto-oriented.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month-to-month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their mode and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines Section 15131(a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increase traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternative to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well-served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project site is located in an area well served by transit, parking facilities, and bike routes.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise, and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated.

The proposed conversion is an in-fill development that meets the above conditions, and would have no significant environmental effects. Therefore, the proposed conversion would be exempt under Class 32.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, as discussed above, the proposed conversion would not have a significant effect on the resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed conversion is appropriately exempt from environmental review.

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MEMORANDUM

TO: Tammy Chan, MEA

FROM: Mark Luellen, Preservation Coordinator

DATE: November 15, 2005

RE: 760 Market Street, Block 0328, Lot 001,
Case Number 2005.0542E

The proposed project consists of the conversion of the existing office building into a residential building. The building will retain the commercial/retail space at the ground floor. The project will include up to 180 residential units and no off-street parking. The building is designated as San Francisco Landmark No. 156, in Appendix A to Article 10 of the Planning Code.

Proposed changes to the exterior of the building at this time appear to be minimal, and consist primarily of a general cleaning and maintenance of the existing character defining historic elements and materials. There will be no other changes to the exterior façade of the building. The exterior work will be in compliance with the Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Properties and the applicable provisions of Article 10 of the Planning Code.

Based on the assumption that there will be changes to the exterior façade, the project would be consistent with the Secretary Standards.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0563E
Location: 990 Columbus Avenue (Assessor's Block 0065, Lot 048)
City and San Francisco

Description of Nature and Purpose of Project: The proposed project is the installation of three panel antennas and its associated equipment on the roof, which would not alter the use or building envelope of the existing three-story office building. The antennas would be concealed inside faux vent pipes on the roof and the associated equipment would be enclosed by a solid screen and would not be visible beyond the roofline. The existing building on the project site was constructed in 1915 and is listed as an historic resource in the adopted North Beach survey with a rating of a "4". The project site is located on Columbus Avenue at the corner of Chestnut Street. The site is in the North Beach NCD (Neighborhood Commercial) zoning district and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
105 Sandra Steele, on behalf of Cingular Wireless (415) 573-7400

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301]

REMARKS: See reverse side.

Contact Person: Tammy Chan Telephone: (415) 558-5982

Date of Determination:
November 22, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Lisa
for Paul Maltzer
Environmental Review Officer

cc:
Sandra Steele, Project Contact
Michael Li, NE Team
Sue Hestor, Attorney at Law
Historic Distribution list
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REMARKS: (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department's historic preservation staff determined that the proposed antennas and related equipment would not adversely impact the historic fabric of the existing building since no alternations are being proposed to the façade of the building.[1] However, the Planning Department recommends that the faux vent pipes be painted a darker color than the building itself in order to reduce their visual impact. The associated equipment would be enclosed by a solid screen and would not be visible beyond the roofline.

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. In particular, the key consideration is whether the project involves negligible or no expansion of an existing use. As the proposed would not expand an existing use, and otherwise may be considered a minor alteration, the proposed project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Adam Light, Historic Preservation Planner, to Tammy Chan, Major Environmental Analysis, November 15, 2005.

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MEMORANDUM

City & County of S.F.
Dept. of City Planing
NOV 15 [illegible]
OFFICE OF
ENVIRONMENTAL REVIEW

DATE: **November 15, 2005**

TO: **Tammy Chan**
Major Environmental Analysis

FROM: **Adam Light**
Historic Preservation Planner
Northeast Quadrant

RE: **Historic Resource Analysis**
Case No. 2004.0563E
990 Columbus Avenue

The three-story office building at 990 Columbus Avenue was constructed in 1915 and is listed as an historic resource on the North Beach Survey.

Cingular Wireless is proposing to install three antennas and related equipment cabinets on the roof of the building. Each antenna will be concealed within a false vent pipe, and the equipment cabinets will be enclosed by a solid screen. There will be no alterations to the façade of the building.

The proposed project will not adversely impact the historic fabric of the building. However, the new vent pipes should be painted a darker color than the building itself in order to reduce their visual impact.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0918E

Location: 137-139 Steiner Street (Assessor's Block 0866, Lots 003 & 004)

City and San Francisco

Description of Nature and Purpose of Project: The proposed project is the effective demolition of a two-story residential over commercial building and adjacent garage building, and new construction of two side-by-side three-unit condominium buildings. The garage building (139 Steiner) has been converted into residential units and the project site has no existing off-street parking. The proposed construction would result in two approximately 40' high structures, with three floors above a ground floor with parking and stairs up to the residential entrances. The existing two-story building (137 Steiner) was constructed in 1904. 137-139 Steiner Street is not included in any historic inventories and appears to have lost whatever historic integrity it may have had (see attached Historic Resource Evaluation). The 4,783-sf project site (Assessor's Block 0866, Lots 003 & 004) is located in the Western Addition, near Duboce Park, mid-block on the western side of Steiner Street, between the Park and Waller Street. The site is zoned RH-3 (Residential, House, Three-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Reza Khoshnevisan (for Henry J. Larkin IV), (415) 584-0504

EXEMPT STATUS:
X Categorical Exemption [15303(b), and 15301(l)(2)]

REMARKS: See reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:
11/23/2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for

Paul Maltzer
Environmental Review Officer

cc: Reza Khoshnevisan, Project Contact
Elaine Tope, NW Quadrant Neighborhood Planner
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REMARKS (continued from previous page):
In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the buildings located on the project site would not be considered historical resources pursuant to CEQA.[1] The existing structures on the project site are a two-story residential over commercial building and an adjacent garage building in residential use. The sponsor provided an historical evaluation report on the properties to the Department.[2] The existing structures have undergone substantial alteration over the years. Both permitted and non-permitted repairs and remodeling work, including porch removal, front expansion to the property line, exterior stucco finish, and successive changes to windows and garage doors, result in structures with little integrity for any period of significance from the date of construction in 1904. For these reasons, neither property appears eligible for listing on the California Register individually or as a contributor to an historic district.

Because the existing buildings are not considered historical resources under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structures of not more than six units in an urbanized area. The proposed project would result in the demolition of approximately three residential units in two buildings and therefore would be exempt under Class 1(l)(2).

The proposed project would also involve the construction of two approximately 1,500-sf residential structures of three condominiums each and approximately 40 feet in height. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of apartments, duplexes, or similar structures designed for not more than six dwelling units in urban areas. Therefore, the proposed construction of six condominiums is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure at 137 Steiner is approximately 100 years old, for the aforementioned reasons it would not be considered an historical resource, therefore its demolition with the proposed project would not constitute a significant adverse impact. The replacement condominium buildings are designed as two buildings of residential flats in keeping with the dominant property types in the neighborhood. The neighborhood has many buildings that would contribute to a residential historic district, including the buildings that flank the proposed new construction. Potential adverse impact of the new structures on the potential historic district would be avoided through the design review of the site permit application by the Preservation Technical Specialist of the Planning Department and implementation of recommendations for exterior materials, elevated stairs, and recessed entryways consistent with the district, which are generally as proposed by the sponsor. Beyond the aforementioned, there are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. The project would be exempt under each of the above-cited classifications and for all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Moses Corrette, Preservation Technical Specialist, to Leigh Kienker, Major Environmental Analysis. November 15, 2005.

[2] *Historical Evaluation of 137 Steiner Street, San Francisco.* Prepared by William Kostura, Architectural Historian, July 2005. (Full report available for review by appointment at 1660 Mission Street, San Francisco, Case No. 2004.0918E).

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Leigh Kienker

Project Addresses: 137 and 141 Steiner St.
Block:0866 Lots: 3 & 4
Case No.:2004.0918E
Date of Review: November 15, 2005

Planning Department Reviewer:
N. Moses Corrette
415-558-6295
Moses.Corrette@sfgov.org

Preparer / Consultant
Name: William Kostura
Company:
Address: P.O.Box 11287 Oakland CA 94611
Phone:
Fax:
Email:

Owner
Name: LARKIN HENRY J IV
Company:
Address: 137 STEINER ST
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
Major alteration to two buildings and change of use of each to three-family dwellings.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
The surrounding neighborhood is a cohesive collection residential flats buildings erected between 1894 and 1905, with high integrity.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: These two buildings would be non-contributory to a potential district in the area.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The residential-over-commercial building dates from the same time as the other buildings on the block, but has undergone substantial change so that it no longer conveys its significance.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☐No ☒Unable to determine

The proposed project will result in the creation of two buildings of residential flats in keeping with the dominant property types in the remainder of the neighborhood. A potential adverse impact of the new buildings on the potential district can be avoided by careful design and the use of compatible materials. It would be recommended to make use of wood siding, preferably tongue-and-groove flush boards and true wood double hung windows for the street facades. Elevated recessed entries are also a common feature within the district.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date: 11-15-05
Mark Luellen, Preservation Coordinator

Enclosures: Kostura report (3 pages)
Photograph of existing buildings
Proposed street elevations

Cc Recording Secretary, Landmarks Preservation Advisory Board
MEA Historic Resource Impact Review File

Summary

The residence and storefront at 137 Steiner Street was built in about 1904 and has undergone substantial alteration. It does not appear to be eligible for the California Register of Historical Places due to a lack of integrity and lack of significance.

Description of the Building

This wood framed building is two stories in height. The first story contains a retail storefront that has been converted into living space. The second story contains a residential flat. The front of the building is coated in stucco, while the south side of the building is clad in wood siding. A projecting bay window with slanted sides overhangs the sidewalk. Each of its windows, and the flush window to its left, have double-hung wood sash. In the first story is a large, fixed storefront window at right, a smaller fixed window to the left, and a central, recessed entry with sidelights and a transom. Both windows, the sidelights, and the transom have molded trim, and a replacement hollow core door fills the entrance. A simple molded cornice spans the width of the building and wraps around the bay window.

Adjacent to the south, at 139-141 Steiner, is a one-story garage that has been converted into living units. The rest of the immediate neighborhood is residential in character and dates largely from the late 19th century and early 20th century. Half a block to the south is Duboce Park, a city park with a broad expanse of lawn.

History of the Building

137 Steiner was built in about 1904 as a retail storefront and a residential flat.[1] From that year until 1929 the storefront contained a butcher shop or meat market; afterward, no retail uses of this space are known. The butcher shop had four different proprietors during its 25 years of existence. The first owner was Benjamin Brunwin, who with his wife Cecilia was also the first owner of the building. They usually, but did not always, lived in the upstairs flat.

When Benjamin died in the mid-1910s Cecilia rented the storefront to another retail butcher, Earl F. Schmidt. In 1919 or 1920 Earl Schmidt left and another butcher, Frank Trouin, became the proprietor of the shop, which he called the Duboce Market. He stayed until about 1928, when Charles Cryler took his place as proprietor of the meat market. Cryler stayed only one more year, through 1929; afterward, there was no meat market in this storefront.

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[1] The address of this building has changed over time. For most of its history the storefront and flat now numbered 137 Steiner was known as 139-141 Steiner. #139 was the address of the residential flat, and #141 was the address of the retail meat market. The address was changed to its present number some time after 1950. Throughout this report the current address, #137, will be used to identify the building.

Cecilia Brunwin moved to the Sunset in about 1919 but retained ownership of the building for another four years. She rented the upstairs flat to one Robert E. Graff and his wife Sadie. Robert Graff was already known to Mrs. Brunwin, and as a tenant, for beginning in 1917 she rented to him the lot next door to the south and a small (about 18 foot by 25 foot) wooden building on this lot that he used as an auto repair shop.[2] In 1923 the Graffs purchased both lots from Mrs. Brunwin, afterward living upstairs, running the auto repair shop next door (through 1933), and leasing the storefront out as a meat market (through 1929).

It appears that the storefront was converted to residential use in 1930. The entire building was residential in 1936 (according to a building permit of that year) and in 1950 (according to a Sanborn map). No uses, either residential or retail, are shown for this building in the reverse directory portion of San Francisco city directories in the mid-1950s.

Building permits reveal a number of changes that have taken place at 137 Steiner. In 1916 Earl Schmidt made alterations of an unknown nature to the front of the building. In 1936 Mrs. Graff applied to remove the plate glass storefront window and old doors and to put in two garage doors. In 1954 a new owner, Edward A. Bolling, remodeled the first floor of the building and the entrance. If Mrs. Graff had indeed installed garage doors, perhaps Mr. Bolling removed them at this time. Building permits do not reveal when the front of the building was coated with stucco. It is unknown when the building attained its present appearance, but 1954 seems the most likely date.

Integrity

137 Steiner has been substantially altered since its construction in 1904. The 1905 and 1913 Sanborn maps show the building set back from the sidewalk by several feet, and a porch across the front of the building. The porch was removed by 1950, and the building was pushed up to the front property line some time after that year. There have been other changes as well. The plain appearance of the building, which is lacking in ornamentation, and its stucco coating are inconsistent with the construction date of 1904. As mentioned above, alterations of an unknown nature were made in 1916, 1936, and 1954. The firsts story does retain the general appearance of a storefront, but in all likelihood the façade of this building has greatly changed since it was used as a retail meat market in the 1920s. Thus, the integrity of the building is low for any possible period of significance.

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[2] The next occupant of the auto repair shop was Wally Solloway. He operated his own auto repair business here until 1940. Although this is not certain, he seems to have torn down the 12' X 25' building and erected the current one-story building, now numbered 139-141 Steiner, as his garage some time during the 1930s. From 1941 to at least 1955 this building was occupied by a plumbing shop, that of Edward A. Balling. He changed the garage door and stuccoed the front in 1941. The current wide roll-up garage door must have been installed in more recent years.

Evaluation

Under Criterion 1 of the California Register, events or patterns of history, this building lacks significance as an early retail butcher shop or meat market. It is not clear that this use of the building would be sufficient to convey significance to the building even if the exterior appearance was intact. Innumerable retail stores can be found throughout San Francisco's residential neighborhoods, and to be significant under California Register criteria, the history of the store must be distinctive in some way that was important to the neighborhood. Such distinction seems to be lacking here. In addition, the storefront area of the building has (it appears from available building permits) been repeatedly altered, including twice since the building ceased to be used as a butcher shop, and thus integrity has been lost. Although the ground floor still has the appearance of a storefront, the available building permits strongly suggest that the current appearance is different than it was in the 1920s.

Under Criterion 2, association with persons, none of the owners and occupants over the years appears to be significant to the neighborhood's history.

Under Criterion 3, architecture, the loss of integrity once again results in loss of significance.

Accordingly, the building lacks significance under criteria 1, 2, and 3 of the California Register. It therefore does not appear to be a historic resource for the purposes of CEQA.

References

1900. 1905, 1913, and 1950 Sanborn insurance maps. At the San Francisco History Center, Main Library.

1906, and 1909 Block Books. At the San Francisco History Center, Main Library.

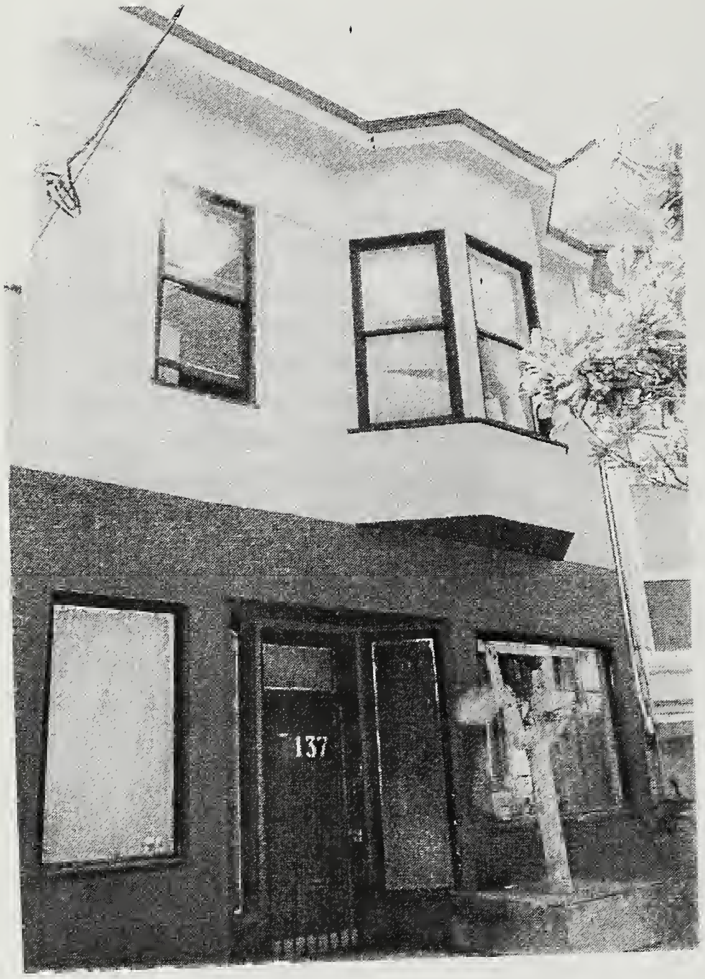
San Francisco city directories 1904-1956 for various owners and occupants of this building.

Building permits for this building and for 139-141 Steiner Street.

Sales Ledgers 1914-1947 for changes of ownership, lots 3 and 4, block 855, at the Recorder's Office, City Hall.

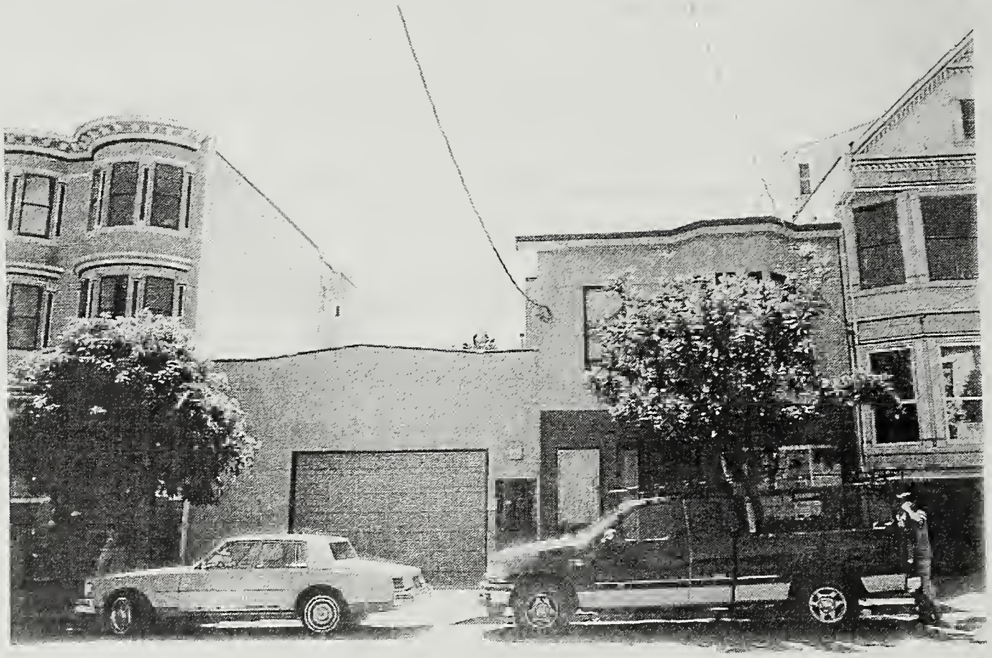
Attachments:

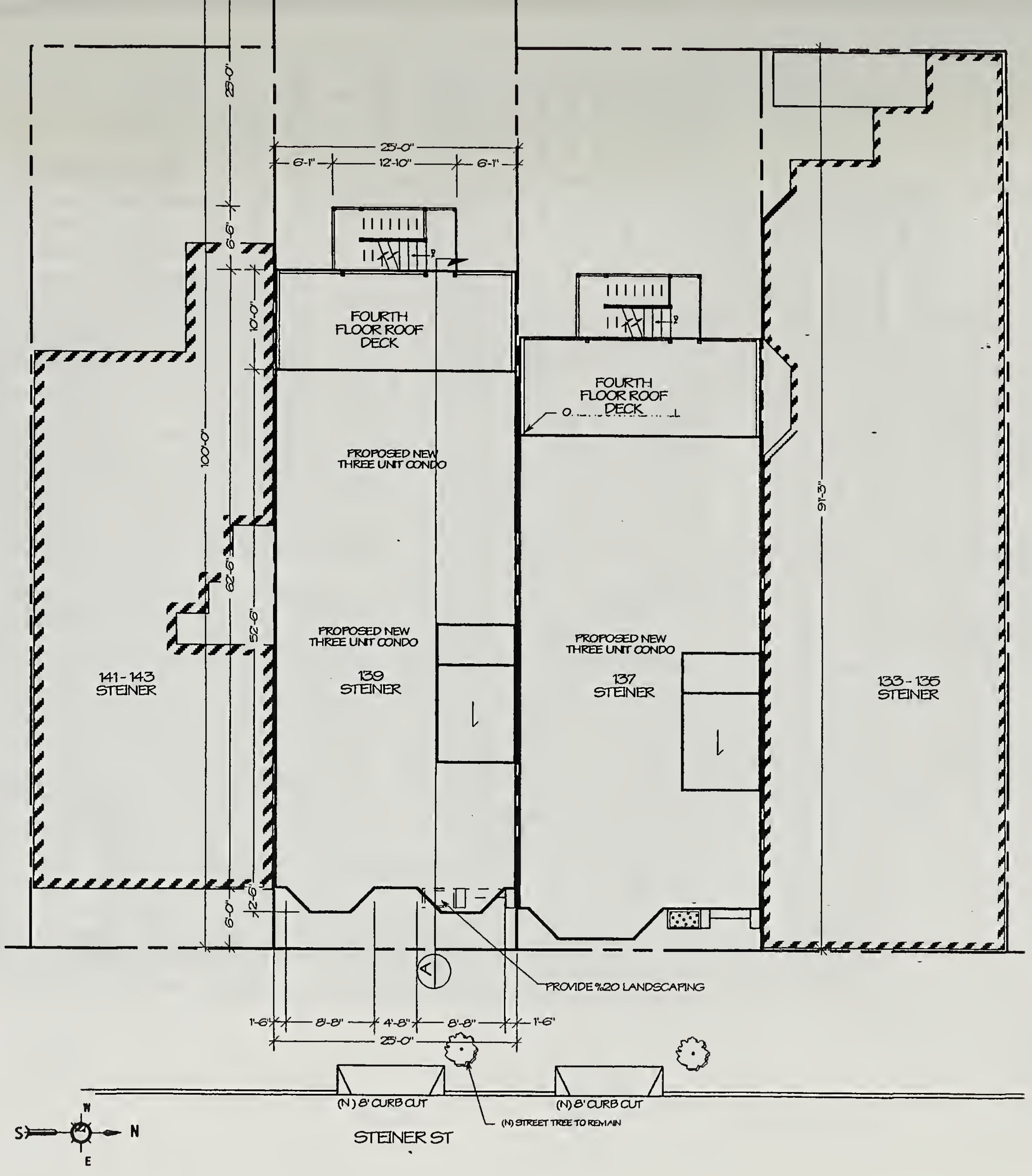
1905, 1913, and 1950 Sanborn insurance maps



At left: 137 Steiner Street

Below: 137 Steiner (behind the tree) and 139-141 Steiner (to its left).




25'-0"
6'-1"
12'-10"
6'-1"
23'-0"
6'-6"
10'-0"
100'-0"
62'-6"
52'-6"
2'-6"
6'-0"
FOURTH FLOOR ROOF DECK
FOURTH FLOOR ROOF DECK
PROPOSED NEW THREE UNIT CONDO
PROPOSED NEW THREE UNIT CONDO
139 STEINER
PROPOSED NEW THREE UNIT CONDO
137 STEINER
141-143 STEINER
133-135 STEINER
91'-3"
A
PROVIDE %20 LANDSCAPING
1'-6"
8'-8"
4'-8"
8'-8"
1'-6"
25'-0"
(N) 8' CURB CUT
(N) 8' CURB CUT
(N) STREET TREE TO REMAIN
STEINER ST
W
S
N
E

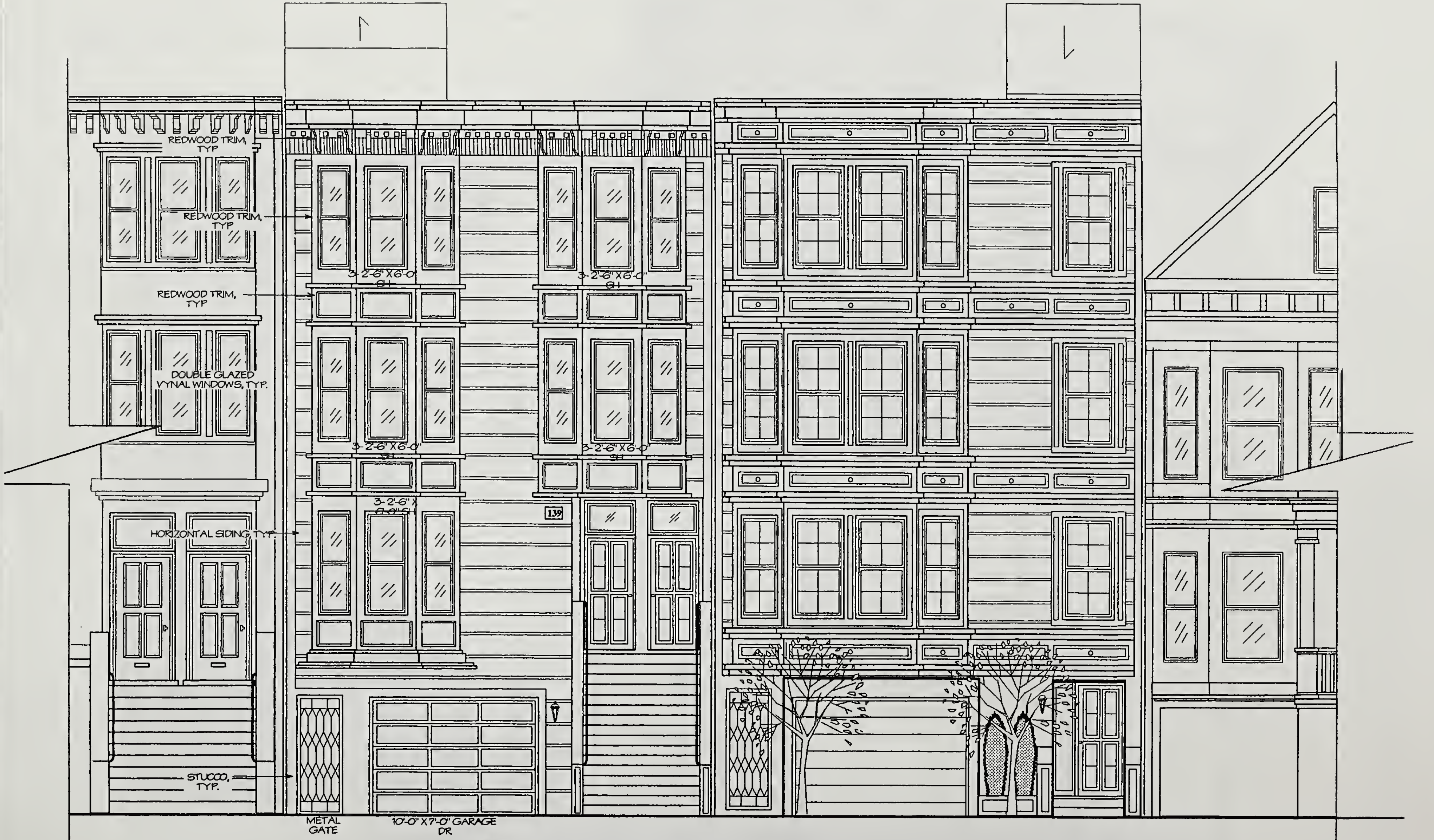
PLOT & ROOF PLAN

1/8" : 1'-0"

BLOCK: 0866 LOT: 003

PROPERTY LINE: — — —

(N) OUTLINE OF BUILDING: ———


REDWOOD TRIM, TYP
REDWOOD TRIM, TYP
REDWOOD TRIM, TYP
DOUBLE GLAZED VYNAL WINDOWS, TYP.
HORIZONTAL SIDING, TYP.
STUCCO, TYP.
3-2'-6" X 6'-0" SH
3-2'-6" X 6'-0" SH
3-2'-6" X 6'-0" SH
3-2'-6" X 6'-0" SH
3-2'-6" X 6'-0" SH
139
METAL GATE
10'-0" X 7'-0" GARAGE DR

FRONT ELEVATION (EAST)

1/4" : 1-0"

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2005.0121E – 1763-1767 Stockton Street
Project Location:	1763-1767 Stockton Street; between Greenwich and Filbert Streets
Assessor's Block and Lot:	Block 0089; Lot 001
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of two wireless microcell transmitter antennae to the roof of a three-story residential building constructed in 1907. The 4,422-square foot (sq ft) building is rated 2 on the North Beach survey. The antennae, visible from street level, would be fitted to resemble vent stacks. The site, on the western side of Post Street, approximately mid-block (Assessor's Block 0089; Lot 001), is a rectangular parcel of 1,563 sq ft within the city block bounded by Stockton Street to the east, Filbert Street to the south, Powell Street to the west, and Greenwich Street to the north. The project site, located in the North Beach neighborhood, is in the North Beach Historic Zoning District and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Sandra Steele, Parsons / Alaris Group 415-573-7400, representing Cingular Wireless

EXEMPT STATUS:
X Categorical Exemption Class 3; [State Guidelines, Section 15303(d)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis   Telephone: 415-558-5968

December 6, 2005
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Sandra Steele, Project Sponsor
Michael Li, Planning Department
North Beach Neighbors (BBN)
Telegraph Hill Dwellers (BBN)
Stan Teng, T.H.D.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined the existing building to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. An initial project design proposed a façade-mounted pair of antennae. The Planning Department's Historic Resource Evaluation Response determined that such a modification would be visually obtrusive to the historic appearance of the building and the surrounding historic district.[2] A revised proposal to locate the antennae on the building's roof and to conceal them within simulated vent stacks was deemed by a subsequent historic resource evaluation to not materially alter any historical material or significantly impact the historic appearance of the building. Thus, the project was found to be consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties.[3]

CEQA State Guidelines Section 15303, or Class 3, provides an exemption for construction and location of limited numbers of new, small facilities or structures. Specifically, Section 15303(d) allows for construction and location of small structures to provide for extensions to public utility services. Therefore, the proposed project is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Adam Light, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. August 12, 2005.

[2] Ibid.

[3] Memorandum from Adam Light, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. November 29, 2005.

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MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1763-67 Stockton Street
Block: 0089; Lot: 001
Case No.: 2005.0232E
Date of Review: November 29, 2005

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Sandra Steele
Company: The Alaris Group
Address: 185 Berry St., Ste. 5300, SF 94107
Phone: (415)573-7400
Fax: (415)495-6277
Email: ssteele@thealarisgroup.com

Owner
Name: The Ming Jay Living Trust
Company:
Address: 592 Lombard Street, SF 94133
Phone: (415)398-7170
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The original project included the installation of microcell antennas on corner projecting bay of front building façade, accompanied by coaxial cables running over the façade and roof cornice.

The project has since been revised to place two omni antennas on the rooftop of the building, with no equipment being placed on the façade. The antennas as currently proposed would be encapsulated in simulated vent stacks and would be set back four feet behind the parapet, but would also exceed the height of the parapet by four feet.

Pre-Existing Historic Rating / Survey
San Francisco 1976 Architectural Survey
North Beach Survey, Rating: 2

Historic District / Neighborhood Context
North Beach

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☐Unable to determine
- **Architecture:** or ☐Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: .

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ **Category A (2)**
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

As previously proposed, the microcell antennas and accompanying coaxial cables would create an unsightly condition on the exterior façade of this historic resource, affecting the appearance of the prominent corner bay window. The antennas, which would be mounted to the wood panel window spandrel on the third story of the corner bay, would measure approximately 12.5" by 12.5" each, and project what appears to be about three or four inches. The coaxial cables connecting these two antennas to their power source would run up the side of the bay, and would be strapped across the roof cornice. Such an installation would be visually obtrusive to the historic appearance of this building. The Project should be modified so that any antennas are not readily visible from the public right-of-way and do not damage, alter or obscure any historic material.

The revised project as shown in plans submitted to preservation staff by the Planning Department's MEA division via e-mail on November 28, 2005, has removed all equipment from the façade of the building and has instead proposed the installation of two omni antennas encapsulated inside of simulated vent stacks set four feet behind the parapet, but would also exceed the height of the parapet by four feet. The antennas would be somewhat visible from a distance but would appear as other rooftop appendages such as chimneys and television antenna already on the building. The simulated stacks should, as a condition of approval, be painted black or very dark grey to minimize their appearance. The new antenna design would not alter any historic material, or significantly impact the historical appearance of the building or district, and is therefore consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

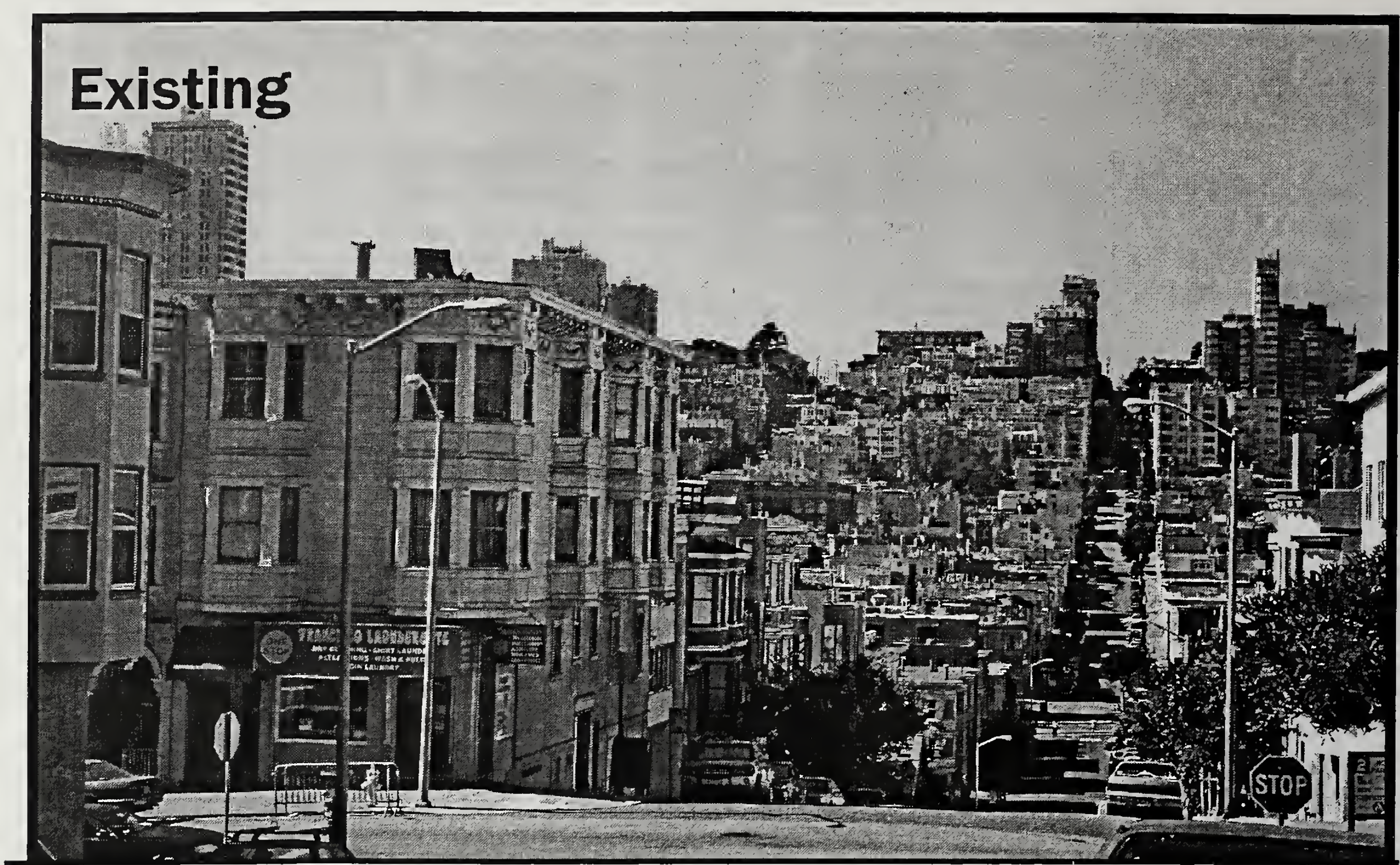
☐Yes ☒No ☐Unable to determine

The revised project design would not detract from the historical appearance of the subject historic resource and surrounding historic district.

PRESERVATION COORDINATOR REVIEW

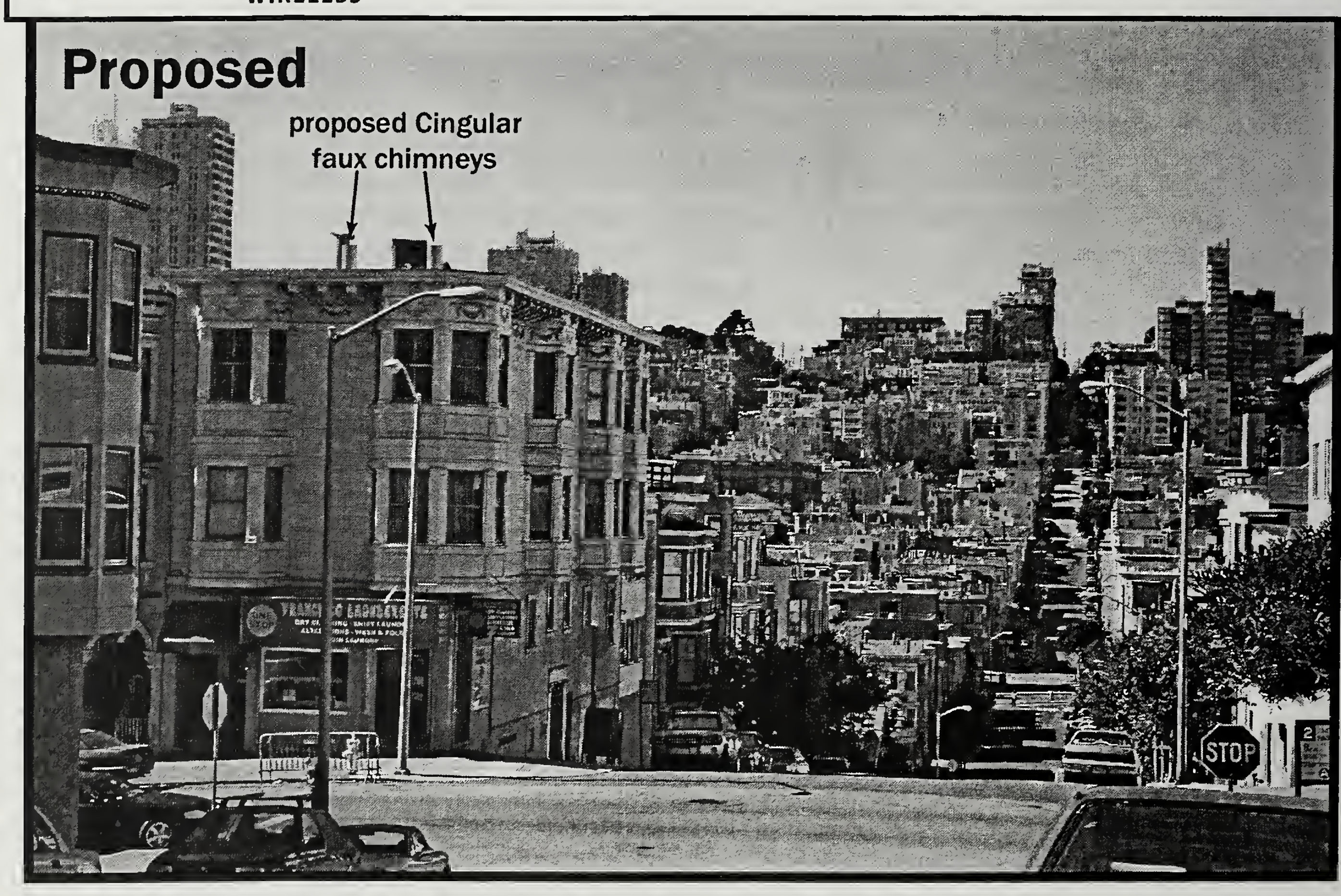
Signature ____________________ Date: 11-30-05
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File



cingular™ WIRELESS **SNFCCA1762** **Child & Lombard**

1763-1767 Stocton St.
San Francisco, CA 94133


Proposed
proposed Cingular faux chimneys

Photosimulation of the proposed telecommunication facility as seen looking west along Greenwich St.

(PAINTED A DARKER COLOR.)

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MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1763-67 Stockton Street
Block: 0089; Lot: 001
Case No.: 2005.0232E
Date of Review: August 12, 2005

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Sandra Steele
Company: The Alaris Group
Address: 185 Berry St., Ste. 5300, SF 94107
Phone: (415)573-7400
Fax: (415)495-6277
Email: ssteele@thealarisgroup.com

Owner
Name: The Ming Jay Living Trust
Company:
Address: 592 Lombard Street, SF 94133
Phone: (415)398-7170
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
Installation of microcell antennas on corner projecting bay of front building façade, accompanied by coaxial cables running over the façade and roof cornice.

Pre-Existing Historic Rating / Survey
San Francisco 1976 Architectural Survey
North Beach Survey, Rating: 2

Historic District / Neighborhood Context
North Beach

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☐Unable to determine
- **Persons**: or ☐Yes ☐No ☐Unable to determine
- **Architecture:** or ☐Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: .

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ **Category A (2)**
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

As currently proposed, the microcell antennas and accompanying coaxial cables would create an unsightly condition on the exterior façade of this historic resource, affecting the appearance of the prominent corner bay window. The antennas, which would be mounted to the wood panel window spandrel on the third story of the corner bay, would measure approximately 12.5" by 12.5" each, and project what appears to be about three or four inches. The coaxial cables connecting these two antennas to their power source would run up the side of the bay, and would be strapped across the roof cornice. Such an installation would be visually obtrusive to the historic appearance of this building. The Project should be modified so that any antennas are not readily visible from the public right-of-way and do not damage, alter or obscure any historic material.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☒Yes ☐No ☐Unable to determine

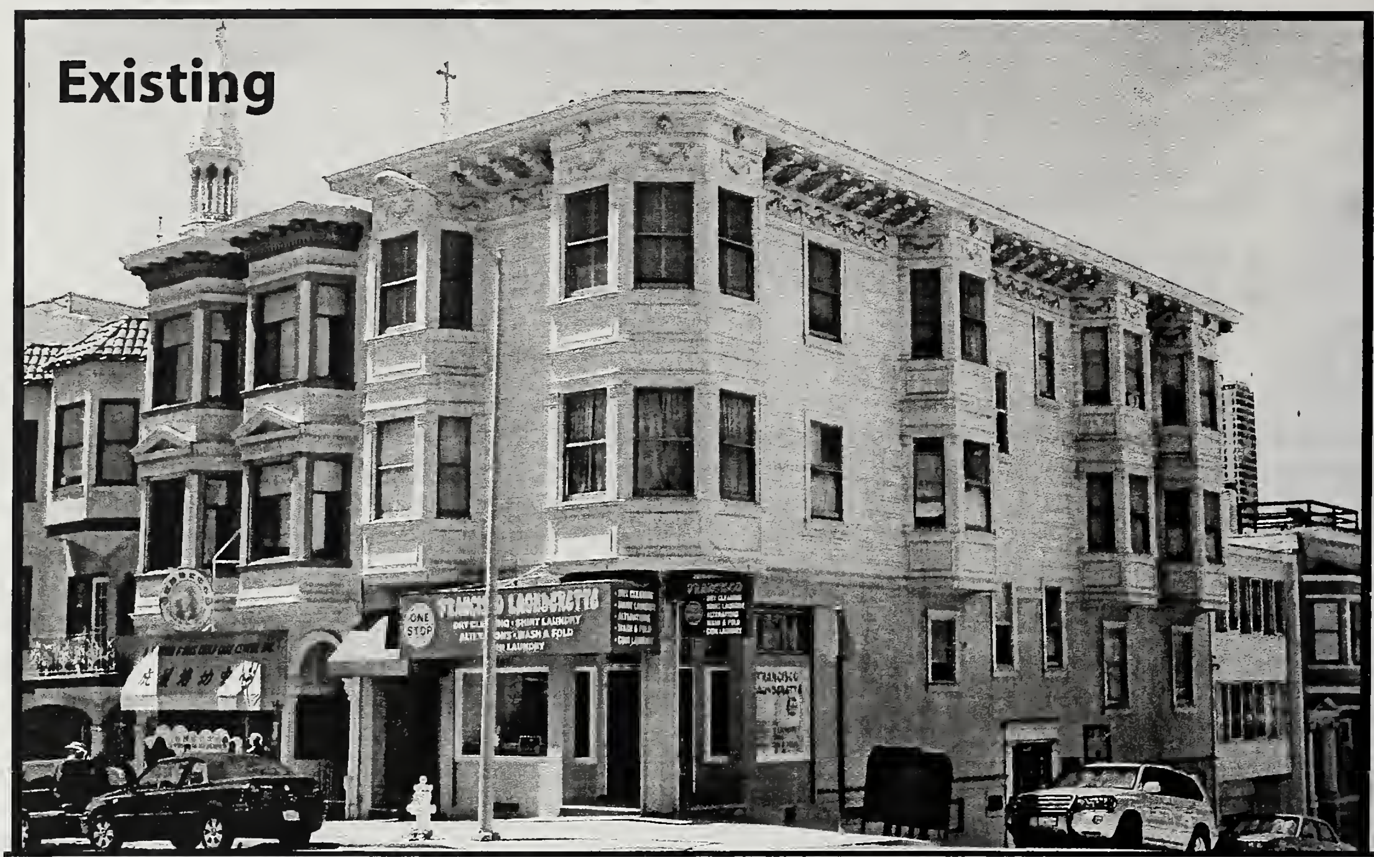
The project as currently proposed would detract from the historical appearance of the subject historic resource and surrounding historic district.

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 8·22·05

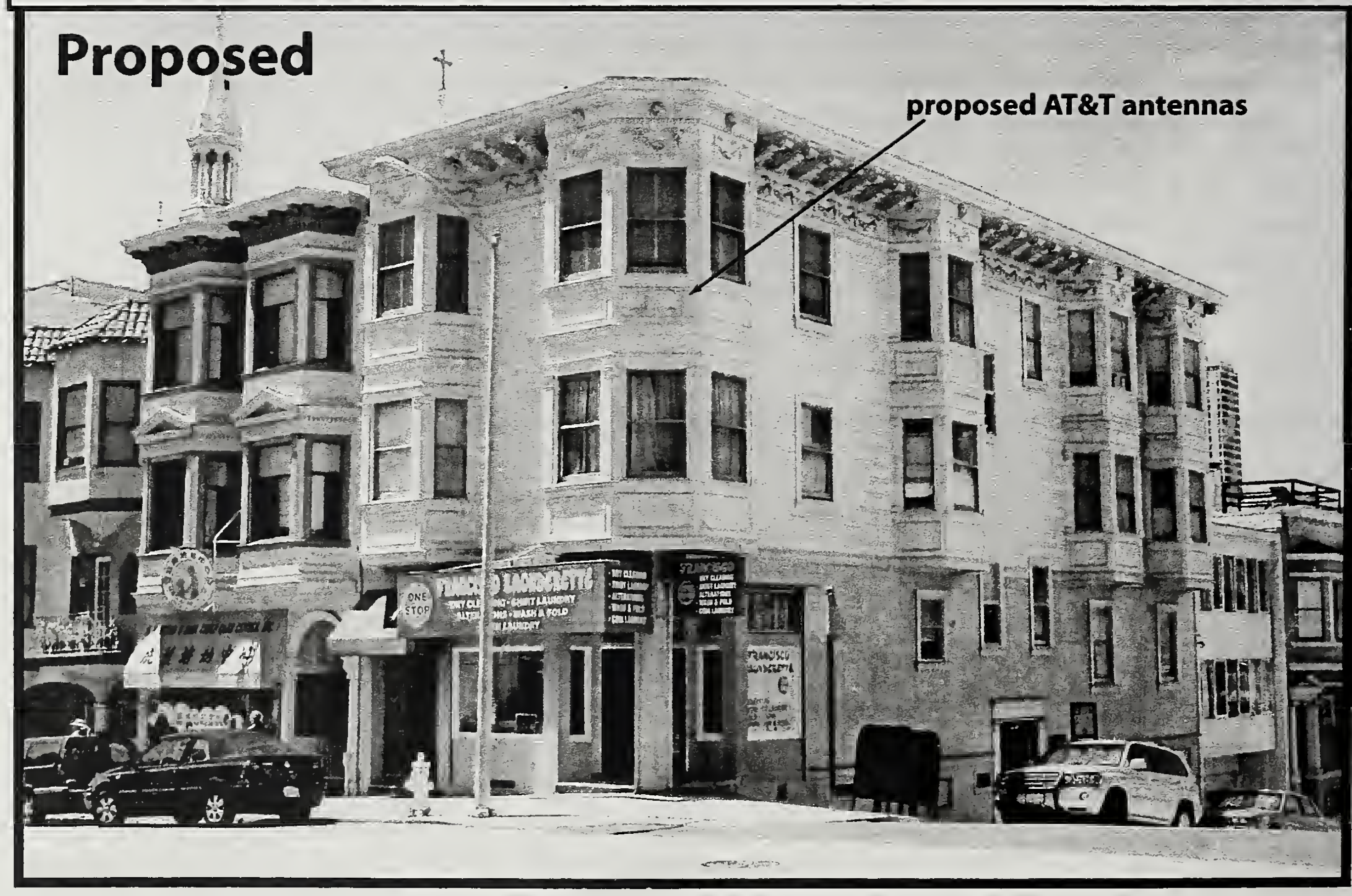
Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File



AT&T Wireless **SNFCCA1762**

Child St. &
Lombard

1763-1767 Stockton
San Francisco, CA



proposed AT&T antennas

Photosimulation of the proposed telecommunication facility as seen looking northwest from Greenwich and Stockton

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0393E 2443-2445 Clement Street
Location: 2443-2445 Clement Street near 26th Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The 5,250-square-foot project site is located at 2443-2445 Clement Street (Assessor's Block 1457, Lots 035 and 036) in the Outer Richmond District neighborhood, near the southeast corner of Clement Street and 26th Avenue. The proposed project would entail: (1) the partial rear demolition of a one-story vacant retail building built around 1900 fronting on Clement Street; (2) demolition of a garage immediately to the south of that building and a storage shed built in 1946 near the south property line; and (3) the addition of a four-story with basement, 40-foot-high, 18,886 gross-square-foot (gsf), nine-unit residential building to the existing building. A nine-space parking garage with vehicle access from Clement Street would be located in the basement and a 2,269-gsf retail space would be located on the first floor. The residential units would be located on the second through fourth floors accessed by a doorway from Clement Street. The site is within the Outer Clement NCD (Outer Clement Neighborhood Commercial District) zoning district and a 40-X height and bulk district. The project would require approval of a lot merger and conditional use authorization for a proposed lot size exceeding 5,000 square feet.

58
59
8/05

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Mary Tom, requiring building permit from Department of Building Inspection

EXEMPT STATUS:
X Categorical Exemption [State Guidelines, Section 15331 and 15332 (a) through (e)] Classes 31 & 32.
X General Rule Exclusion [State Guidelines, Section 15061 (b)(3)]

REMARKS: CEQA Guidelines Section 15331 or Class 31 provides for an exemption of environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, (continued on reverse side)

Contact Person: Joy Navarrete Telephone: 558-5975

Date of Determination:
December 8, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER,
Environmental Review Officer

cc: David Lindsay
Sponsor
Bulletin Board/M.D.F.
Exemption/Exclusion File
Historic Distribution List

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REMARKS (Continued):

conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). Under CEQA, a building is considered an historic resource if it is included in a "local historic register", and/or if it is shown to be eligible for the California Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site might potentially be an historic resource as defined by the CEQA.[1] Given the subject building's integrity, 2443 Clement Street might be considered eligible for listing in the California Register. Built around 1900, the site is the oldest structure west of 13th Avenue, and as an example of a single-story commercial building of Victorian construction, the property would be a historical resource under the California Register Criterion 3 of Architecture, as it embodies the distinctive characteristics of a type, period, region, and method of construction, possesses high artistic values, and retains its integrity.

The proposed project would retain the first 20 feet of the existing historic main structure, as suggested by the Planning Department staff, at 24 ½ feet along the façade, and 22 feet in depth along its western edge. This western edge has a 3-foot buffer from the property line, and would be protected at street level by a gate. The non-historic addition at the rear of the main building and the garage structure would be removed. In their place, at the ground floor level, behind the retained historic structure, there would be a new 2,269 square foot commercial space. All the elements of the historic building would be restored. The historic structure would be elevated on the site in order to allow the excavation required for the construction of the underground garage and a new foundation. Given the minor nature of the proposed changes to the historical appearance of the building as seen from a public right-of-way, the proposed project would meet the Standards and would not constitute a significant adverse impact on this potential historic resource. For the above reasons, the project would not result in significant adverse effects on an historic resource.

CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions, described below:

> *(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site lies within a 40-X height and bulk district and within the Outer Clement Neighborhood Commercial District (NCD). The proposed commercial and residential uses are principally permitted in the Outer Clement NCD zoning district. The proposed dwelling unit density would be consistent with that allowed in the Outer Clement NCD and the project would comply with the 40-foot height district designation. The project would thus be consistent with the general plan and with the zoning designation. Because the project site is located in the Outer Clement NCD zoning district, conditional use authorization would be required for lot size larger than 5,000 square feet.

The proposed building would be one story taller than the residential building adjacent to the west of the site and three stories taller than the adjacent one-story commercial building to the east. Three four-story buildings are located further east of the project site on the same block. Thus, the proposed development would not substantially alter the scale of development and would be in keeping with the character of the area.

> *(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

---

[1] Memorandum from N. Moses Corrette, Preservation Technical Specialist, to Randall Dean, Major Environmental Analysis. July 13, 2005.

The project site is within the Outer Clement NCD in San Francisco, and is generally surrounded by multi-unit residential and commercial uses and mixed-use buildings with ground floor commercial. The project site is 52.5 feet wide along Clement Street, and 100 feet deep along 25th Avenue, consisting of approximately 5,250 square feet: this is substantially less than five acres in size. The site is thus located in a densely-built urban location, surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is covered with three structures and concrete, with a small amount of landscaping and weeds. The site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Using the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review, October 2002*, the nine proposed dwellings and 2,269 square feet of ground-floor commercial space are estimated to generate about 46 person-trips in the p.m. peak hour, 18 of which would be trips by automobile. The rest of the trips would travel to/from the site by transit, walk, or other modes, such as by bicycle. An estimated 18 p.m. peak hour automobile trips would not be considered substantial and would not be significant relative to the existing capacity of the surrounding street system.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. As the project would not cause a doubling in traffic volumes, it would not cause a noticeable increase in the ambient noise level in the project vicinity. The proposed construction could generate noise, and possibly vibration that may be considered an annoyance by occupants of nearby properties. Because the project is relatively small, and because construction noise is regulated and would be temporary and intermittent, construction would not be expected to result in a significant impact with respect to noise.

The noise generated by occupancy of the proposed commercial and residential spaces would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Construction activity would temporarily raise dust levels in the area, but due to the relatively small scale of the project, it would not produce a level that would have significant impacts upon air quality.

The proposed project would add new shade to portions of the subject site as well as to surrounding properties. The proposed height of the building (40 feet) conforms to the height requirement in the 40-X Height and Bulk District. Because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

Water Quality

The proposed building would be connected to the City's combined wastewater system, thus the proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities would be required.

CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment. As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, air quality, water quality, and biological resources. It can also be seen with certainty that the project would have no significant environmental effects related to other topics, such as land use, visual quality, population, utilities/public services, geology, energy/natural resources, hazardous materials, and cultural resources. Therefore, the proposed development is an infill development that would have no significant environmental effects. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Randall Dean

Project Address: 2443 Clement Street
Block: 1457 Lots: 35 & 36
Case No.: 2004.0393E
Date of Review: July 13, 2005

Planning Department Reviewer:
N. Moses Corrette
415-558-6295
Moses.Corrette@sfgov.org

Preparer / Consultant
Name: Elizabeth Gordon Jonckheer
Company: Katama Development, Inc.
Address 855 Folsom Street, Suite 106
Phone: 415-341-8890
Fax: 415-341-1365
Email: ejonckheer@katamadev.com

Owner
Name: Mary N. & Philip Tom
Company:
Address: 111 26th Avenue
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
Demolition of mid 20th C. outbuildings and rear "L" of historic building, built in 1900; retention and rehabilitation of main portions of historic building in original location; and construction of "L" shaped residential building (see attached report for details)

Pre-Existing Historic Rating / Survey
Initial project scope called for the demolition of all buildings on the site. Research yielded information leading to the conclusion that the front building is eligible for listing in the California Register. Copies are available upon request from N. Moses Corrette. See above for contact info.

Historic District / Neighborhood Context
There are no apparent potential historic districts in the immediate vicinity.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☒Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: In a conservative evaluation of the integrity of the subject building, the only physical changes to the property have been the expansion of a window opening in 1920, and subsequent replacement of the glass within the storefronts themselves. One opening remains the same, the other slightly enlarged to match in 1920, and the configuration of the façade remains much as it did when it was erected. The same conservative evaluation would indicate that the property has suffered a change in the setting. When this building was first erected, the area was barren, and lacked a fully built environment. It must however be noted that the building was erected with the intention of having other structures fill the voids in the block, as the neighborhood developed. .

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B

The main building appears to be eligible for listing in the California Register, and to qualify as an historic resource for the purposes of CEQA. It would qualify under criteria 3

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

See attached detail report from professionally qualified consultant (pages 3, 4, & 5).

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The project proposes to retain sufficient historic fabric and materials to avoid any significant impacts. Further reduction in material retention of the building would likely result in reaching a cumulative negative impact, and should be avoided. Any additional, or future alterations to the historic façade should bring the appearance of the building closer to its appearance from the period 1900-1920, and not create further changes from the historic appearance.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

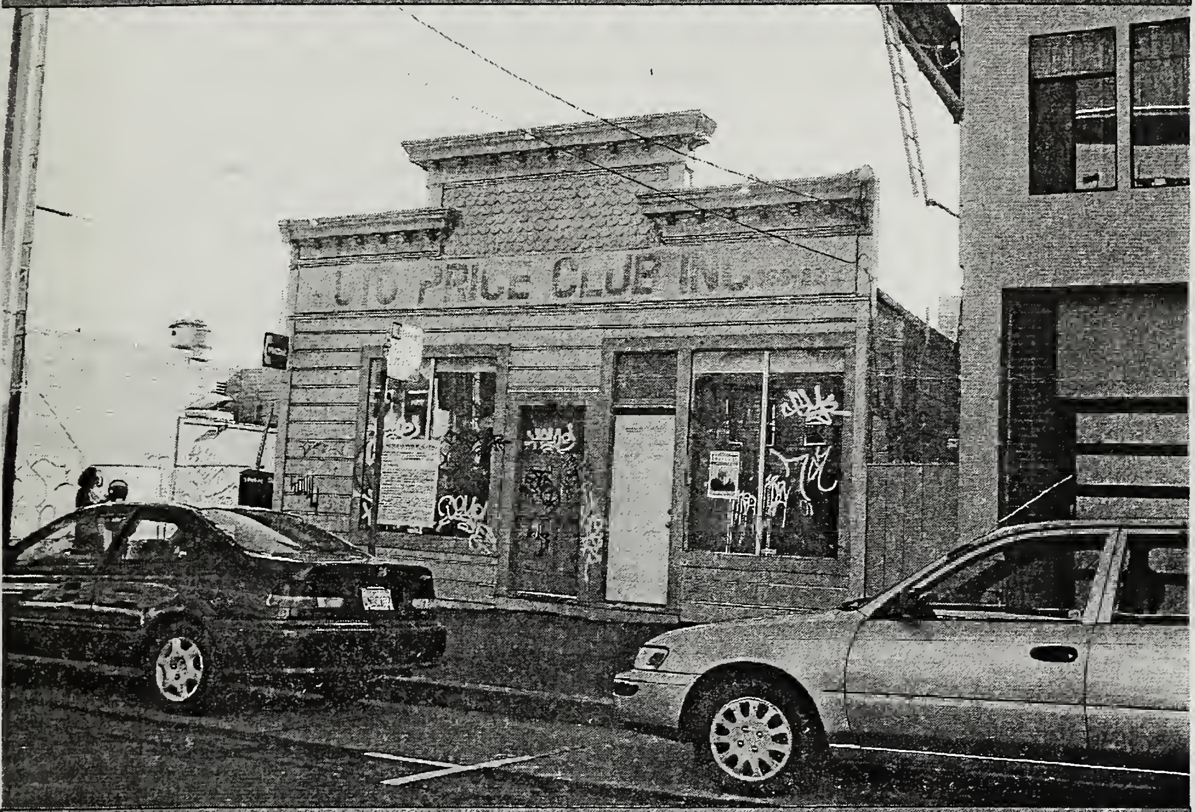
☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature________________ Date: 8/11/2005
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

INITIAL HISTORIC ANALYSIS FOR ENVIRONMENTAL EVALUATION



CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT

2443-2445 CLEMENT STREET RESIDENTIAL PROJECT

2004.0393E

Study Publication Date: July 31, 2005

Submitted to:

N. Moses Corrette
San Francisco Planning Department
1660 Mission Street, Fifth Floor
San Francisco, California 94103

Prepared by Katama Development Inc.

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title:	2005.0427E: 3563-3567 21st Street
Location:	3563-3567 21st Street, between Church and Chattanooga Streets,
Assessor's Block	3619, Lot 102 (Formerly Lots 53 and 54)
City and County:	San Francisco

Description of Nature and Purpose of Project: The project site is a merged lot, Lot 102 (formerly lots 53 and 54) in Assessor's Block 3619. The project would: 1) alter an existing one-story-over-basement single-family cottage on the western part of the site, and 2) construct a three-story-over-garage, three-unit residential structure on the eastern, vacant portion of the site. Alterations to the existing single-family cottage would include demolition of the rear of the structure, up to about 40 percent of the building depth, and construction of a vertical addition and a new, two- and three-story horizontal rear extension. The project would contain four dwelling units on the two lots which were merged, as follows: three new condominium units (one, three-bedroom and two, two-bedroom units) in the three-story-above-garage new construction at the side and rear of the existing structure, and a four-bedroom unit in the remodeled cottage. All of the proposed development, including existing and new construction would constitute one building for the purposes of the Department of Building Inspection.[1] There are no existing off-street parking spaces on the site. The project would include three, off-street parking spaces with access at the back, via a San Francisco Municipal Railway (Muni) driveway/easement on the eastern edge of the site.

The existing 1,980-gross-square-foot (gsf), one-story-above-basement, single-family residence is approximately 24-feet-tall (23'10"). The cottage appears as two stories at the back due to the down slope of the property, to the east and southeast. The addition to the single-family residence would be set back 18 feet from the front of the cottage and would be 3-and-one-half feet taller than the mansard roof. At the front elevation, the height of the new side addition would vary from 30 to 40 feet in height, west to east, due to the slope. This addition on the vacant former Lot 54 would be three stories-above-garage. The proposed addition and construction would expand the existing site development from one to four dwelling units totaling about 7,049 gsf and about 1,599 gsf of parking area, or 8,648 gsf, a net increase of approximately 6,668 gsf. The approximately 4,753-square-foot project site is located on the south side of 21st Street, in the block bounded by Church, 21st, Dolores, and 22nd Streets, in the City's Noe Valley neighborhood. The site is within an RM-1 (Residential, Mixed: Low Density) Use District and a 40-X Height and Bulk District. The Muni Metro J-Church light-rail right-of-way adjoins the site on the east/southeast. The right-of-way is zoned P (Public) as to Use and 40-X for Height and Bulk.

Name of Person, Board, Commission, or Department Proposing to Carry Out Project:
Robert Baum, Baum Thornley Architects, LLP, at 415-503-1411, for Paul Kollerer, Project Sponsor.

EXEMPT STATUS:
X Categorical Exemption: State CEQA Guidelines, Section(s) 15301(e)(2), and 15303(b), Class 1 and Class 3.
REMARKS: Please see second page.

Contact Person: Carol Roos   Telephone: (415) 558-5981

Date of Determination:
12/9/05

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Robert Baum, for Project Sponsor
Tina Tam
Distribution List/Hist.Resources list
V. Byrd/M.D.F. and Exemption/Exclusion File

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[1] Robert Baum, Baum/Thornley Architects, project architects, verbal communication, November 17, 2005.

Remarks, continued:

For the purposes of CEQA (the California Environmental Quality Act), the existing cottage at 3567 21st Street is considered an historic resource. It is a Category A2 property, as identified in the San Francisco Planning Department's, *CEQA Review Procedures for Historic Resources* (October 8, 2004). Category A2 properties are Properties that will be evaluated as historical resources. This category is primarily composed of properties that are listed in a local register of historic resources, as defined by Public Resources Code section 5020.1(k), or identified as significant (status codes 1-5) in an historical resource survey meeting the requirements of Public Resources Code Section 5024.1(g). The cottage at 3567 21st Street is listed on page 300 of *Here Today*, a survey adopted by the Board of Supervisors, and is rated 2 out of a possible 5, in the 1976 City Survey. According to *Here Today*, the cottage was constructed in 1884; notations in *Here Today* describe the cottage as a stick style dwelling with Italianate detailing and a semi-mansard roof. In light of the above, the property is determined eligible for listing on the California Register of Historical Resources, and any changes to the cottage must be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, in order to be considered exempt from environmental review under CEQA.

Accordingly, preservation technical specialist staff of the Planning Department evaluated the project plans, in accordance with the *Secretary of the Interior's Standards.* The technical specialist's evaluation is summarized here. (The entire Historic Resource Evaluation Response, dated June 3, 2005 is attached, along with photographs of the site, for more detail.)

According to the technical specialist report, the subject property derives its significance from its architecture. Character-defining features of this historic resource include the building's: 1) stick style façade; 2) gable roof behind a false mansard roof; 3) squared bay with paired windows; 4) elegant balustrade at the front stairs; 5) hooded entrance; 6) horizontal wood siding; 7) wood trim and frame windows; 8) defined, projecting cornice, 9) period bracketing and molding; and 10) vertical strips at sides of windows and walls.

The *Secretary of the Interior's Standards* include ten standards for rehabilitation. The technical specialist report provides a review and analysis of the proposed project in relation to each standard, summarized here as follows. There would be no change to the actual use of the property, which would remain residential with the project. The site is within an RM-1 Use District, and the neighborhood contains a mix of both single-and multi-family dwellings. Regarding historic character, there would be no change to the historic character of the existing cottage. All of the Italianate detailing at the front would be retained and preserved. The proposed vertical additional would be set back about 18 feet from the existing front building wall, and 28 feet from the front property line of the site. With the existing tall front parapet, the new vertical addition would not be substantially noticeable from 21st Street. As for the new construction on the vacant part of the site, the new three-story (at the front), three-family residential structure would respect the existing five-foot-wide notch at the front of the property and would be set closer to the street, which would create a visual separation from the cottage. Regarding recognition of each property as a physical record of its time, place and use, based upon the proposed front, side and rear elevations the proposed alteration and new construction would be seen as different and distinct from and also compatible with the historic portion of the existing cottage. No conjectural features would be added.

Regarding changes to a property that have acquired historic significance in their own right, there would not be a change to the existing residential use, or the front façade of the cottage. As to distinctive materials, features finishes techniques or examples of craftsmanship, the project would not change the architectural features such as the mansard roof/parapet and single bay window, or details such as moldings and brackets, materials, horizontal wood siding and wood frame and trim double hung windows. Because the property is considered an historical resource, the State Historic Building Code may be used, to maximize preservation. Damaging treatments are not proposed with the project. Regarding archaeological resources, there is no evidence of such resources on the site.[2] Regarding new additions, exterior alterations, or related new construction, the technical specialist concluded that the proposed alteration and new construction would be compatible with the materials, massing and scale of the property. The vertical addition to the existing cottage would be sufficiently set back from the front building wall and would not be substantially visible from 21st Street. The alteration and new construction would have a flat roof to minimize potential visual impacts and to differentiate the new from the existing centered gable roof behind the false mansard/flat front parapet that is part of the historic portion of the building. New construction would be located to the east of the cottage, on land that was previously a separate vacant parcel. The proposed alteration and new construction would not substantially impair the essential form and integrity of the historic property and its environment. The project would not cause significant negative impacts to the character-defining features of the property.

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[2] Also, see memorandum, Randall Dean to Carol Roos, Architectural sensitivity 3563-3567 21st Street, which reaches the same conclusion. This memorandum is part of the project file, and available for review by appointment at the Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103.

The project site is on the south side of 21st Street, near Chattanooga Street, in Noe Valley. In the immediate vicinity, there are numerous buildings constructed after the 1900's, and buildings constructed in the 1870's and 1880's are also evident. The latter are typically Italianate style cottages, small in size and set back from the front property line. A number of these older cottages do not retain their historic fabric, however. Some of these buildings, including the two adjacent buildings on the west (3571 and 3583 21st Street) underwent drastic, irreversible exterior changes such as construction of a new horizontal extension to the front, new roof design and configuration, and removal of all ornamental period detailing and material. The subject block and the immediate neighborhood are considered eclectic, with a mix of different building shapes, sizes and architectural styles. While the existing cottage on the project site can be generically classified as an Italianate style cottage, the majority of the buildings on the block are of Victorian, Italianate, Marina, and contemporary style. There are no existing historic districts in the vicinity of the project. Some members of the public have brought to the attention of the Planning Department that there may be a potential historic district in Noe Valley, referred to as the "Golden Fireplug" potential historic District. It is not clear what the boundaries for such a district would be, and whether or not the subject property at 3567 21st Street would be in such a district. Additional information about such a district is not known at this time.

The project would repair, upgrade, and expand the existing single-family cottage on the property, while preserving the portions and/or features that convey its historic and architectural significance. The impacts resulting from the changes would not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling and association. As the historic resource would possess most of these aspects with implementation of the project, staff believes the project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The changes that would occur to the site would not significantly alter the building's integrity or diminish its historic fabric. Thus, subsequent to the completion of the project as proposed, the property would still qualify to be eligible as an historical resource for listing in the California Register. Because the resource would still qualify as an historical resource eligible for listing in the California Register, it would not negatively affect an historic district, should a district encompassing the site be created in the future.

State CEQA Guidelines, Section(s) 15301(e)(2), and 15303(b), Class 1and Class 3, respectively, provide for an exemption from environmental review for the project. Section 1(e)(2) provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet; the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the existing single-family residence at 3567 21st Street. The addition would not exceed 10,000 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed addition to the cottage is exempt from environmental review under Class 1.

Section 3(b), or Class 3, provides for exemption from environmental review for construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in and urbanized area. The project would contain a total of 4 residential units including three new units on the east part of the site and one remodeled unit in the existing single-family residence. Thus, as the entire project would fall well within the maximum of six units in a single structure, and thus the new construction for the project is exempt under Class 3.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is an historical resource under CEQA, after analyzing the proposed project Planning Department staff concluded that it would not cause a substantial adverse change in the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project is therefore exempt under the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Robert Baum, Baum/Thornley Architects, project architects, verbal communication, November 17, 2005.

3563-3567 21st ST

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

MEMORANDUM

TO: **Carol Roos, Major Environmental Analysis**

CC: Maria Oropeza/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Neil Hart, Preservation Coordinator

DATE: **June 3, 2005**

RE: **3563-3567 21st Street**
Block 3619, Lot 102 (formerly 53 and 54)
2005.0366E
Historic Resource Evaluation Response

City & County of S.F.
Dept. of City Planing
JUN 06 2005
OFFICE OF
ENVIRONMENTAL REVIEW

Project Description

The project as shown in revised plans dated March 31, 2005, is to (1) merge two existing lots (one developed and one vacant) into one lot, (2) alter the existing one-story-over-basement, single-family cottage on the western portion, and (3) construct a new three-story-over-parking, three-family dwelling structure on the eastern portion that is vacant. Alterations to the existing single-family cottage include construction of a new vertical addition and a new two- and three-story rear horizontal extension. The subject property is in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

Environmental Review

For the purposes of CEQA (California Environmental Quality Act), the existing cottage at 3567-21st Street is considered a historical resource - Category A2 property. It is listed on page 300 of the book *Here Today,* a survey adopted by the Board of Supervisors, as well as rated 2 out of a possible 5 in the 1976 City Survey. According to *Here Today*, the cottage was constructed in 1884; notations in the book describe the cottage as a Stick style dwelling with Italianate detailing and a semi-mansard roof. As such, the property is determined to be eligible for listing on the California Register of Historical Resources and any changes to the cottage is required to be consistent with the Secretary of the Interior's Standards under CEQA to be considered exempt from environmental review.

This memorandum is an evaluation of the plans, submitted April 1, 2005, in accordance with the Secretary of the Interior's Standards.

Project Analysis

As referenced in the above paragraph, the subject property derives its significance for architecture. The character-defining features include: (1) Stick style façade; (2) gable roof behind a false mansard roof; (3) squared bay with paired windows; (4) elegant balustrade at front stairs; (5) hooded entrance, (6) horizontal wooding siding; (7) wood trim and frame windows; (8) defined projecting cornice, (9) period bracket and molding; and (10) vertical strips at sides of windows and walls.

There are ten standards for rehabilitation. The following is a review and analysis of the proposed project in accordance to these standards:

Standard No. 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

There is no change to the actual use of the property. The use of the property will remain residential. The zoning district is RM-1 (Residential, Mixed, Low Density) and the neighborhood contains both a mix of single- and multi-family dwellings. It is likely before the tracks for the J-Church Line were constructed and cut through the middle of the block, the existing vacant lot at the corner of 21st and Chattanooga Streets was also previously residential in use.

Standard No. 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

There is no change to the historic character of the existing cottage. All of the Italianate detailing at the front will be retained and preserved. The new vertical addition will be setback more than 18 feet from the front building wall, or 28 feet from the front property line. With the existing tall parapet at the front, the new vertical addition will be hardly detectable from 21st Street. With regards to the new construction on the vacant portion of the lot, the new three-story (at the front), three-family dwelling structure will continue to respect the existing five-foot wide notch at the front of the property and will be set closer to the street as to create a visual separation from the existing cottage on the property.

Standard No. 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Based upon the proposed front, side, and rear elevations, the proposed alteration and new construction will clearly read as being different and distinct from but also complementary to and compatible with the historic portion of the existing cottage. The proposed alteration and new construction will be simpler in form and will have the similar window profile, and proportion, as well as the same building material to match the existing cottage. No conjectural features or elements from other historic properties will be added.

Standard No. 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There is no change to the existing residential use or the front façade of the existing cottage.

Standard No. 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

There is no change to the architectural features such as the mansard roof/parapet and single bay window, or architectural details such as the moldings and brackets, or the architectural materials, horizontal wood siding and wood frame and trim double hung windows. Because the property is considered an historical resource, the State Historical Building Code may be used.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

There is no identifiable repair to any exterior deteriorated historic features.

Standard No. 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are no damaging treatments proposed.

Standard No. 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There is no evidence of archeological resources on the site.

Standard No. 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed alteration and new construction will be compatible with the materials, massing, and scale of the property. The vertical addition to the existing cottage will be sufficiently setback from the front building wall and will be hardly visible from the 21st Street. The proposed alteration and new construction will have a flat roof to both mitigate for any potential visual impacts as well as to differentiate the new from the existing centered gable roof behind the fake mansard/flat front parapet that is part of the historic portion of the building. Parking for up to three independently accessible cars will be provide below the proposed new construction and via a down sloping driveway/easement of the San Francisco Municipal Railway. As there are no garage openings along 21st Street, the building three-story façade on 21st Street will be use entirely for habitation.

Standard No. 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed alteration will be primarily located at the rear of the existing cottage, while the new construction will be located to the eastern side, which was previously a separate parcel. The proposed alteration and new construction will not substantially impair the essential form and integrity of the historic property and its environment. As discussed in this report, there are no significant negative impacts to the character-defining features of the property as a result of this project.

Conclusion

The subject property is located in the Noe Valley neighborhood, on the south side of 21st Street, near the corner of 21st and Chattanooga Streets. While there are many buildings constructed after the 1900s, buildings constructed in the 1870s and 1880s are also evident in the immediate vicinity. These buildings are typically Italianate style cottages, small in size and setback from the front property line. However, judging from the site and neighborhood photographs, many of these older cottages don't retain historic fabric. Many of these buildings, including the two adjacent buildings to the west (3571 and 3583-21st Street) underwent drastic and irreversible exterior changes such as construction of a new horizontal extension to the front, new roof design and configuration, and removal of all ornamental period detailing and material. The subject block and the immediate neighborhood is considered eclectic with a mixed of different building shapes, sizes, and architectural styles. While the subject building's architectural style can be generically classified as an Italianate style cottage, the majority of the buildings on the block are of Victorian, Italianate, Marina, and Contemporary. There are no existing or proposed historic districts in project vicinity.

The proposed project will repair, update and expand the existing single-family cottage on the property while preserving the portions or features that convey its historical and architectural significance. The impacts resulting from the changes are minimal and will not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Since the proposed project will possess many of these aspects, Staff believes the project will retain its integrity and is consistent with the Secretary of the Interior's Standards for Rehabilitation.

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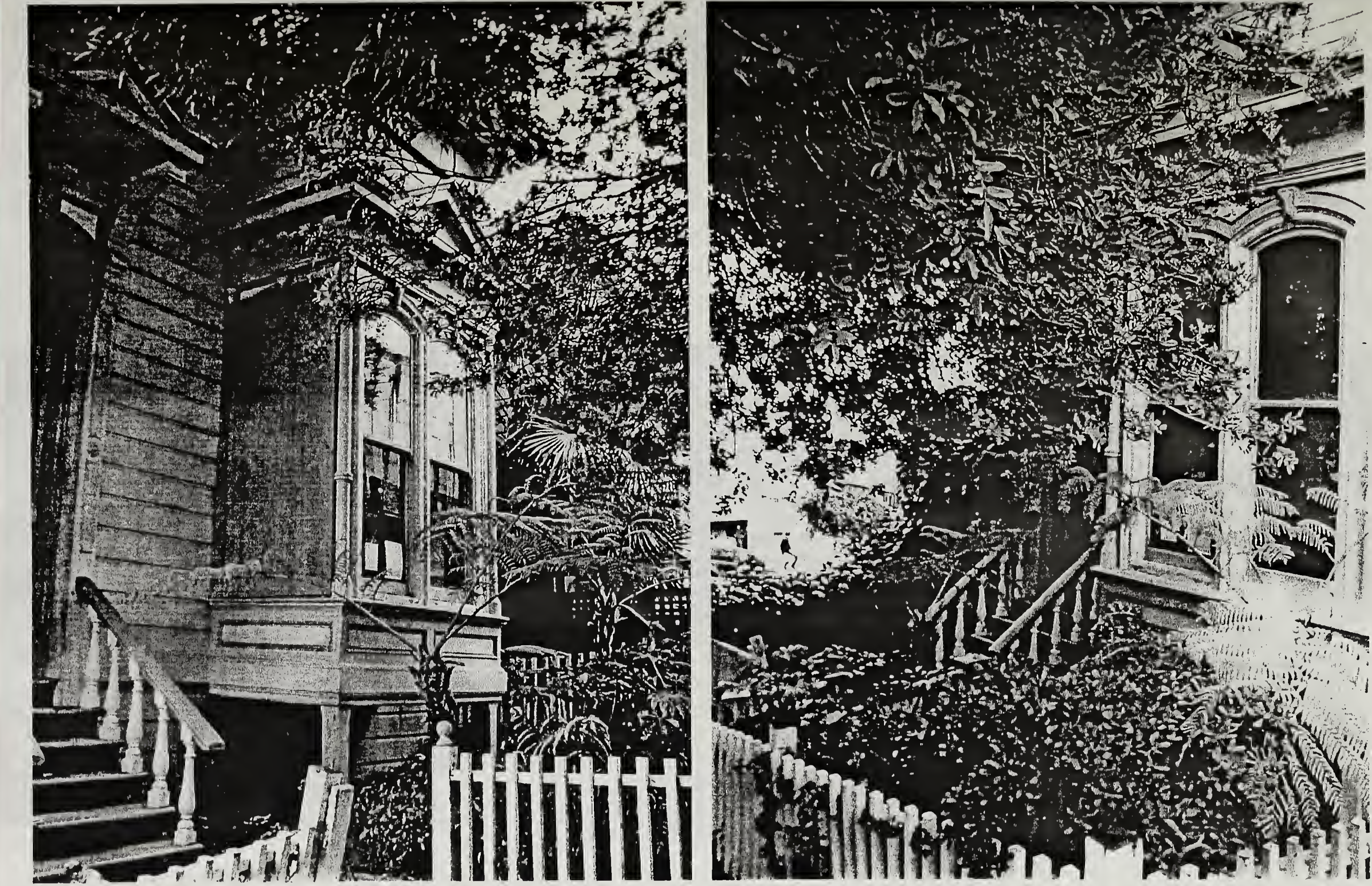
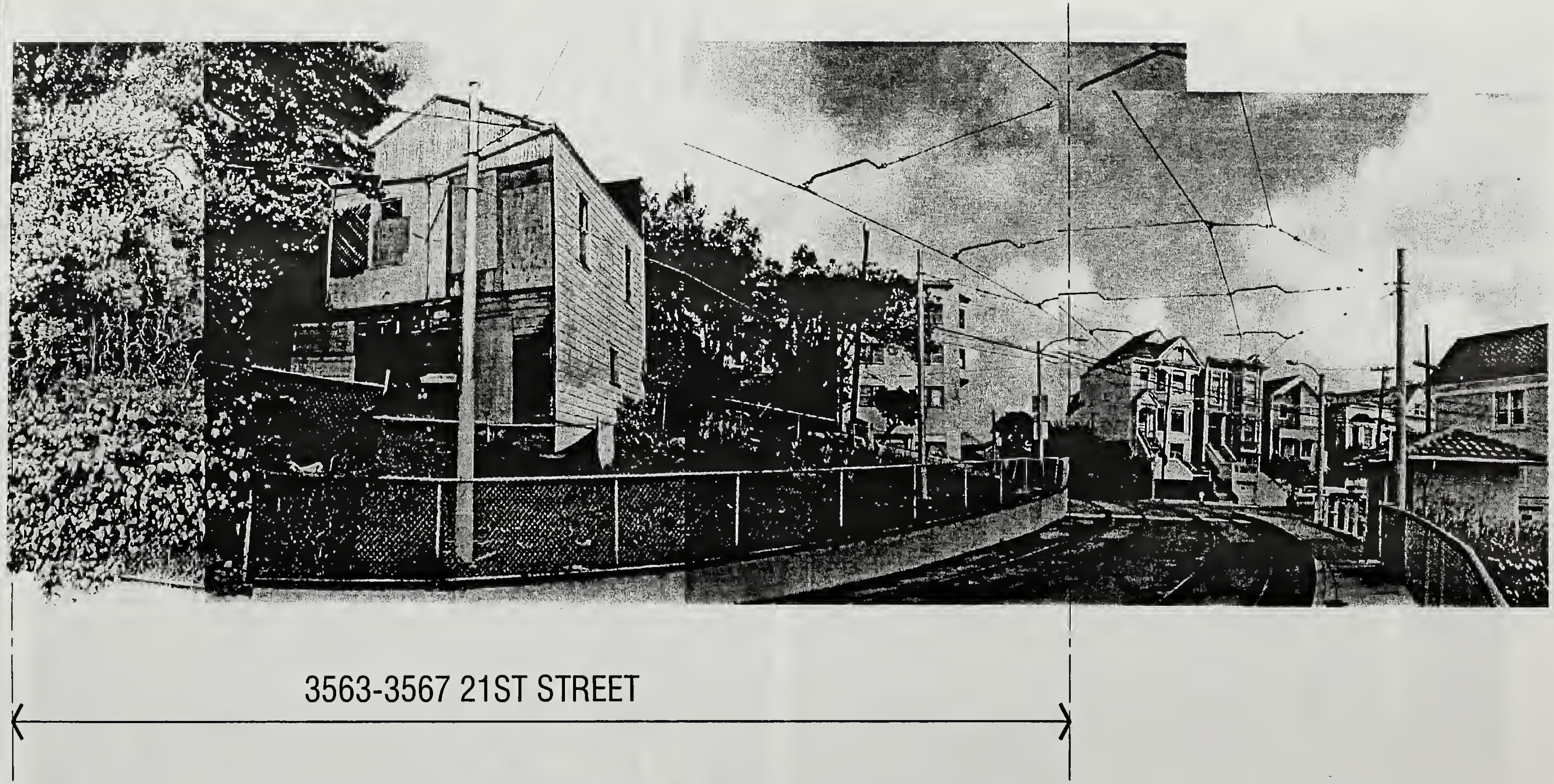


FRONT YARD

3563-3567 21st Street

JOB NO: 02039
DATE: 11.18.05


3563-3567 21ST STREET

REAR YARD PANORAMIC

3563-3567 21st Street

JOB NO: 02039
DATE: 11.18.05

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2005.0946E – 153 Kearny Street
Project Location:	153 Kearny Street; between Sutter Street and Post Street
Assessor's Block and Lot:	Block 0293, Lot 002
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project is the conversion of the upper six stories of an existing seven-story building, constructed in 1909, from office to residential use. The first floor and basement would remain in retail use; the upper six stories would be modified internally to provide about 40,000 square feet (sq ft) of residential space, resulting in three two-bedroom units and 46 one-bedroom units. The existing building is a Category I building under Article 11 of the Planning Code (Kearny-Market-Mason-Sutter Conservation District). Modifications to the structure's exterior would be limited to the addition of signage and the removal of a portion of the façade (not visible from the street) along the southwest corner property line to accommodate outdoor decks for the residential units. Proposed new rooftop decks would satisfy open space requirements. The site, on the western

(Continued on reverse side)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tuija Catalano, Reuben & Junius, LLP 415-567-9000, representing 153 Kearny LLC

EXEMPT STATUS:

X Categorical Exemption Class 1; [State Guidelines, Section 15301(a)]

REMARKS:

CEQA State Guidelines Section 15301, or Class 1, allows for the exemption of a project consisting of minor alterations to public or private structures, involving no expansion of use beyond that existing at the time of the lead agency's determination, including interior alterations involving such items as interior partitions, plumbing, and electrical conveyances. The proposed project would involve interior alterations to 40,000 sq ft of office space, facilitating the conversion to residential use. The proposed project would not affect any exterior character-defining

(Continued on reverse side)

Contact Person: Jeremy D. Battis   Telephone: 415-558-5968

Date of Determination:

12/9/05

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Tuija Catalano, Project Sponsor
Adam Light, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption/Exclusion File
Bulletin Board 1660
MDF

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PROJECT DESCRIPTION (Continued):

side of Kearny Street and southern side of Sutter Street is located in the northeast corner of the block (Assessor's Block 0293, Lot 002), and is a panhandle-shaped parcel of 11,321 sq ft within the city block bounded by Kearny Street to the east, Post Street to the south, Grant Avenue to the west, and Sutter Street to the north. The project site, located in the Financial District, is zoned C-3-O (Downtown Office District) and is within an 80-130-F height and bulk district. The existing building contains no parking and none is proposed. The project would require a variance from the off-street parking and dwelling unit exposure requirements, and an exception to the rear yard requirement.

REMARKS (Continued):

historic features on the subject building. Alterations would be limited to the ground floor (including signage and possibly some fire exit alterations), along with some modifications to the rear facade and rooftop. The ground floor at street level has undergone previous alterations, and thus the proposed alterations would not adversely affect the building's historic appearance or its character-defining historic materials. Alterations to the rooftop (primarily a new roof deck) and the rear façade (including new balconies) also would not affect any character-defining features, as they would not be visible from the public right of way.

Furthermore, all exterior alterations are required to be in compliance with the provisions of Article 11 of the Planning Code, provided to ensure that any modifications to historic buildings do not diminish historic integrity. The project is therefore appropriately exempt from environmental review under Class 1.

Transportation

Based on the trip generation rate for residential use in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed residential use would create an estimated average daily 375 person-trips, including about 65 daily person-trips during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including four automobile person-trips, 21 transit trips, 38 walking trips, and two trips by other means. Mode split data for residential use were obtained from the 2000 Census "Journey to Work" figures. Using a vehicle occupancy rate of 1.05 persons-per-vehicle (from 2000 Census), the proposed residential use would generate approximately three vehicle-trips during the p.m. peak-hour.

The estimated project-generated increase of three vehicle-trips, over existing vacant conditions, during the p.m. peak hour would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

Parking

As stated above, the proposed project would provide no off-street parking. Planning Code Section 151 requires one parking space per four residential units within the C-3-O District. Thus the proposed project would be required to provide 12 parking spaces. The project sponsor intends to seek a parking variance, subject to the approval of the Zoning Administrator, which would allow the project to proceed with no parking provided. According to the results produced by the *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed residential use would generate a parking demand for about 58 spaces. The result would be a parking deficit of 58 spaces if the presumption holds that (a) the 58-vehicle demand forecasted actually results in 58 additional vehicles; and (b) the presumed 58 additional forecasted vehicles were to be stored on public streets.

However, as the proposed project would occur in the downtown area, where the majority of parking spaces are vacated during the evening hours, residents of the proposed residential building would be able to readily find either on-street parking or off-street parking in existing garages which are underutilized during the overnight hours. While a portion of those residents would likely also work in the downtown area and thus require vehicle storage beyond the nighttime hours, some portion would likely work outside the downtown and drive to work elsewhere. Thus, the parking deficit would be somewhat less than 58 spaces.

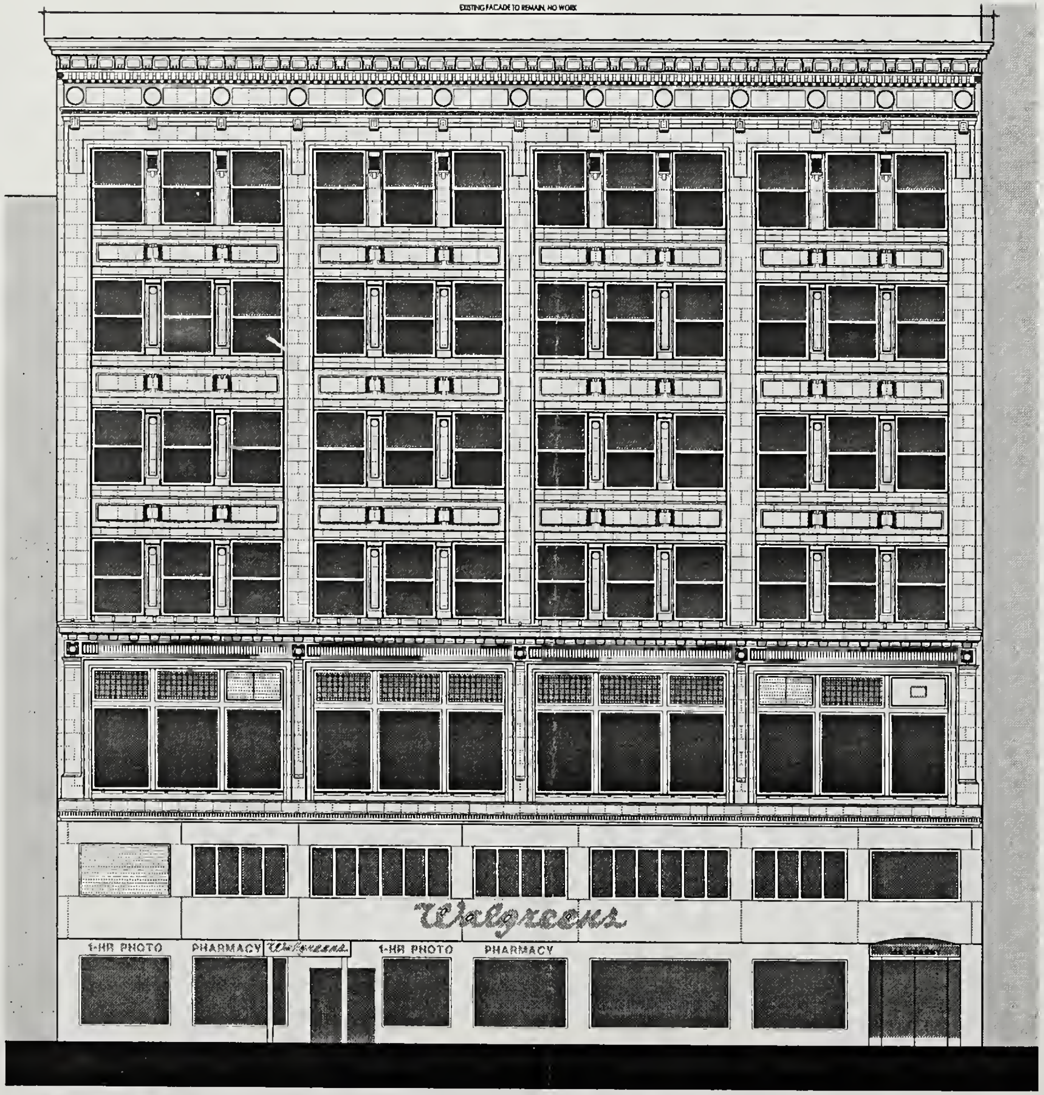
Nevertheless, San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor. Thus, the parking deficit created by the proposed project would not be considered a significant impact on the environment.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.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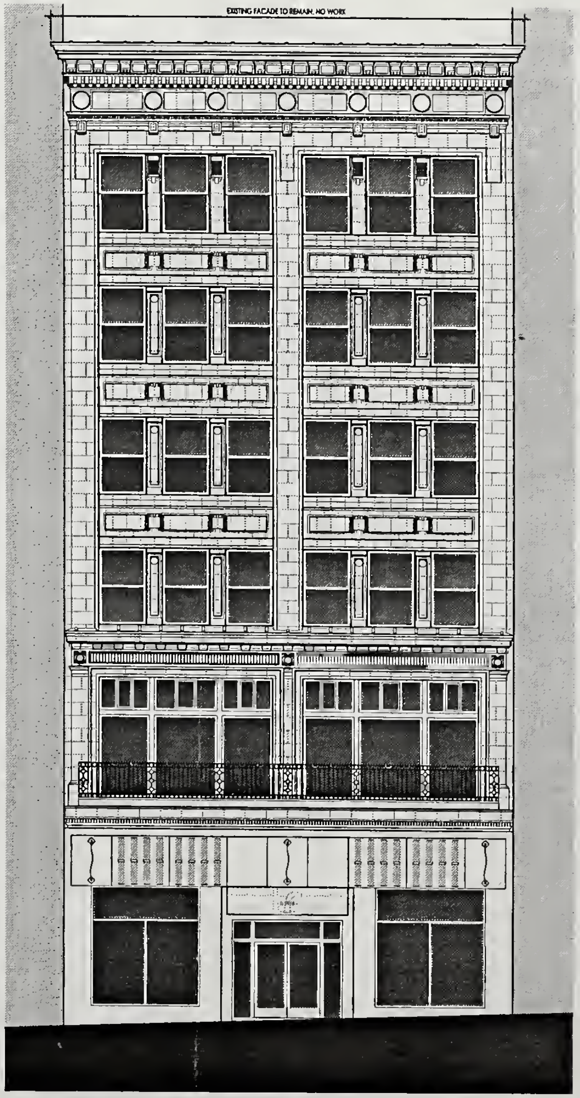
KEARNY STREET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SUTTER STREET

NOTE:
ELEVATIONS ARE BASED ON HISTORICAL DESIGN DRAWINGS BY HAVENS & TOEPKE ARCHITECTS, DATED JUNE 11TH 1908, AND PHOTOGRAPHS FROM OCTOBER 2005. NO FIELD MEASUREMENTS WERE USED. ALL CONDITIONS AND DIMENSIONS SHOULD BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

A.6

EXISTING EXTERIOR ELEVATIONS

1/4" = 1'-0"

153 KEARNY STREET

SAN FRANCISCO, CALIFORNIA

25 OCTOBER 2005
PROJECT NO: 42158

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MBH
1115 ATLANTIC AVENUE
ALAMEDA, CA 94501
TEL 510.865.8663
FAX 510.865.1611

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0955E, Alterations, Espetus Churrascaria Restaurant
Location: 1684-1698 Market Street, Block 0854/Lot 006
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 1684-1698 Market Street (Block 854, Lot 6), at the northeast corner of Gough and Haight Streets, where Haight Street intersects Market Street. The existing building on the project site is a four-story plus basement structure, which occupies the entire lot. The building contains commercial businesses on the ground level and 24 residential units on the second and third floors. Espetus Churrascaria, a Brazilian style barbeque restaurant, currently occupies the ground floor commercial space at 1684 Market Street, a through-space with access/egress from Market and Rose Streets. The proposed project would expand the existing restaurant by occupying the basement and second floor levels at 1684 Market Street, and the adjacent ground- and second-floor levels of the commercial space to the west (1698 Market Street). The proposed project would enlarge the existing 1,949-gross-square-foot (gsf) restaurant by 8,041-gsf to a total of 9,990-gsf. There is currently no off-street parking on the site and none is proposed. On the exterior of the building, damaged first and second-floor windows would be replaced with solid core wood sash windows; the aluminum storefront would be replaced with solid wood sash windows; and new signage

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Said-jon, Lowney Architecture, (510-836-5400)

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301, and 15331; (State Class Numbers 1, and 31).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell — Telephone: (415) 558-5994

Date of Determination:
12/9/05

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Said-jon Eghbal, Project Sponsor
Adam Light, Historic Preservation Specialist
Historic Preservation List
Bulletin Board and Master Decision File
Exemption/Exclusion File
Sue Hestor
Michael Li, NE. Planning Team

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Project Description: (Continued)
lettering would be mounted or die-cut on perforated metal panels. All other historic material would be preserved and repaired where necessary. The project would not change the total square footage or height of the building. The site is zoned NC-3, Moderate-Scale Neighborhood Commercial District, and is in an 80-A height and bulk district. The property is included in the Unreinforced Masonry Building survey, was surveyed in the San Francisco Planning Department's 1976 architectural survey, and has a rating of "C**" on the San Francisco Architectural Heritage survey.

REMARKS: (Continued)
The proposed project would include interior and exterior alterations, which would expand the use of an existing restaurant located on the ground floor at 1684 Market Street to the basement and second floor levels, and to an adjacent ground-floor and second-floor levels of the adjacent commercial space within the same building (1698 Market Street). The existing restaurant occupies 1,949-gross-square-feet (gsf). With the proposed expansion of 8,041-gsf, the restaurant would occupy 9,990-gsf. The proposed alterations would include demolition of non-bearing walls, and the acoustical-tile drop ceiling in the basement area; new stairs, storefront windows, and doors on the Gough Street side of the building on the ground level; and new restrooms and windows on the second floor level. New finishes to the floors, walls, and ceilings would be applied throughout. Exterior alterations would include window and ground floor entry door replacement. The site is zoned NC-3, Moderate-Scale Neighborhood Commercial District, and is in an 80-A height and bulk district. The property is included in the Unreinforced Masonry Building survey, was surveyed in the San Francisco Planning Department's 1976 architectural, and has a rating of "C**" on the San Francisco Architectural Heritage survey.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building on the project site was a potential historical resource as defined by the California Environmental Quality Act (CEQA). The property was included in Unreinforced Masonry Building survey; was given a rating of "2" (on a scale of "–2" to "5") in the San Francisco Planning Department's 1976 survey; and was given a "C**" rating on the San Francisco Architectural Heritage Survey. It is classified "B" under the *City and County San Francisco Planning Department CEQA Review Procedures for Historic Resources.*[1] Buildings, which meet the criteria for Category B are buildings that require further consultation and review. Because San Francisco Planning Department staff determined that the property was a potential historic resource under CEQA, the proposed project was evaluated to determine if it is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary of the Interior's Standards),* or if the proposed addition would materially impair the resource.

The project as proposed meets the *Secretary of the Interior's Standards).*[2] The proposed project was first submitted for environmental review on October 3, 2005. Upon review of the proposal, Planning Department staff concluded that the project as proposed at that time was not consistent with the *Secretary of the Interior's Standards*, and recommended the following changes:

- All historic materials on the building should be retained and repaired. Current signage panels, which are blocking the location of historic transom windows should be removed as part of the project. All new signage should be compatible with the existing building (i.e., not oversized as the existing signage is.)

- Existing transom windows, and what appears to be original ground floor storefront windows should be retained and repaired as necessary.

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[1] San Francisco Planning Department 2004. *City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*. October 8.

[2] Light, Adam, Preservation Technical Specialist, San Francisco Planning Department 2005. Email to Nannie Turrell, Major Environmental Analysis. November 9. A copy of this memorandum is attached.

- All other historic material should be preserved and repaired where necessary, and only replaced if it is beyond repair. This includes the double-hung sash windows on the second/mezzanine floor. Any necessary replacements should be in-kind, matching existing materials, finish and all details. For example, if the existing wood painted double-hung windows are beyond repair, they should be replaced with painted wood exterior double hung windows matching the detailing of the existing windows. Double-pane windows would be acceptable.[3]

Revised project plans, dated November 4, 2005, were submitted to the Planning Department for review. The revised changes comply with Planning Department recommendations. Specifically the second-story windows would be replaced with solid core wood sash windows. Only double-hung windows that are in disrepair would be replaced. The existing ground floor storefront entry, which is currently aluminum, which be replaced with a wood window system, and the ground floor windows, which are not historic and are in disrepair, would be replaced with wood sash windows. Signage location and dimensions would be compatible with the building. Lettering would be mounted or die-cut on perforated metal panels that would tarnish. With these changes, the project as currently proposed meets the *Secretary of the Interior's Standards*, and would not have a substantial adverse impact on the historic resource.[4]

CEQA Guidelines Section 15301, or Class 1, provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would include minor interior and exterior alterations, which are described above. The proposed project involves no expansion of the size or use of the existing building, and therefore, meets the criteria of Class 1.

CEQA State Guidelines Section 15331, or Class 31 provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.* The proposed structure is a potential historic resource. The proposed project is consistent with the *Secretary of the Interior's Standards*, and would not cause a substantial adverse change on the resource. Therefore, for the reasons stated above, the proposed project meets the criteria of Class 31.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is a potential historic resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[3] Light Adam, . Preservation Technical Specialist, San Francisco Planning Department, 2005. Email to Nannie Turrell, Environmental Planner, San Francisco Planning Department. November 2. A copy of this email is attached.

[4] Light, Adam , Preservation Technical Specialist, San Francisco Planning Department, 2005. Email to Nannie Turrell, Environmental Planner, San Francisco Planning Department. November 9. A copy of this email is attached.

Adam Light/CTYPLN/SFGOV

11/02/2005 10:17 AM

To

Nannie Turrell/CTYPLN/SFGOV

cc

Michael Li/CTYPLN/SFGOV@SFGOV

Subject

Re: 1684-1698 Market Street, 2005.0955E

Hi Nannie. (Michael, I'm responding to the HRE request from MEA, and I think you're handling the permits on this one, so I wanted to copy you.)

All historic materials on the building should be retained and repaired. We need to look at overall signage as well. Current signage panels are blocking the location of historic transom windows. These panels are to be removed as part of the project anyway.

The proposal also includes replacement of existing transom windows with new incompatible contemporary transoms, and what appears to be original ground floor storefront windows are also proposed for replacement; they should be retained and repaired as necessary.

All new signage should be compatible with the building (i.e., not oversized as the existing signage is.)

All other historic material should be preserved and repaired where necessary, and only replaced if it is beyond repair. This includes the double-hung sash windows on the second/mezzanine floor. Any ***necessary*** replacements should be in-kind matching existing materials, finish and all details. For example, if the existing wood painted double-hung windows are beyond repair (we need proof), they should be replaced with painted wood exterior double hung windows matching the detailing of the existing windows (double-pane windows are okay.)

Thanks.

Adam Light
San Francisco Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94114

(415) 558-6254 (voice)

Adam Light/CTYPLN/SFGOV

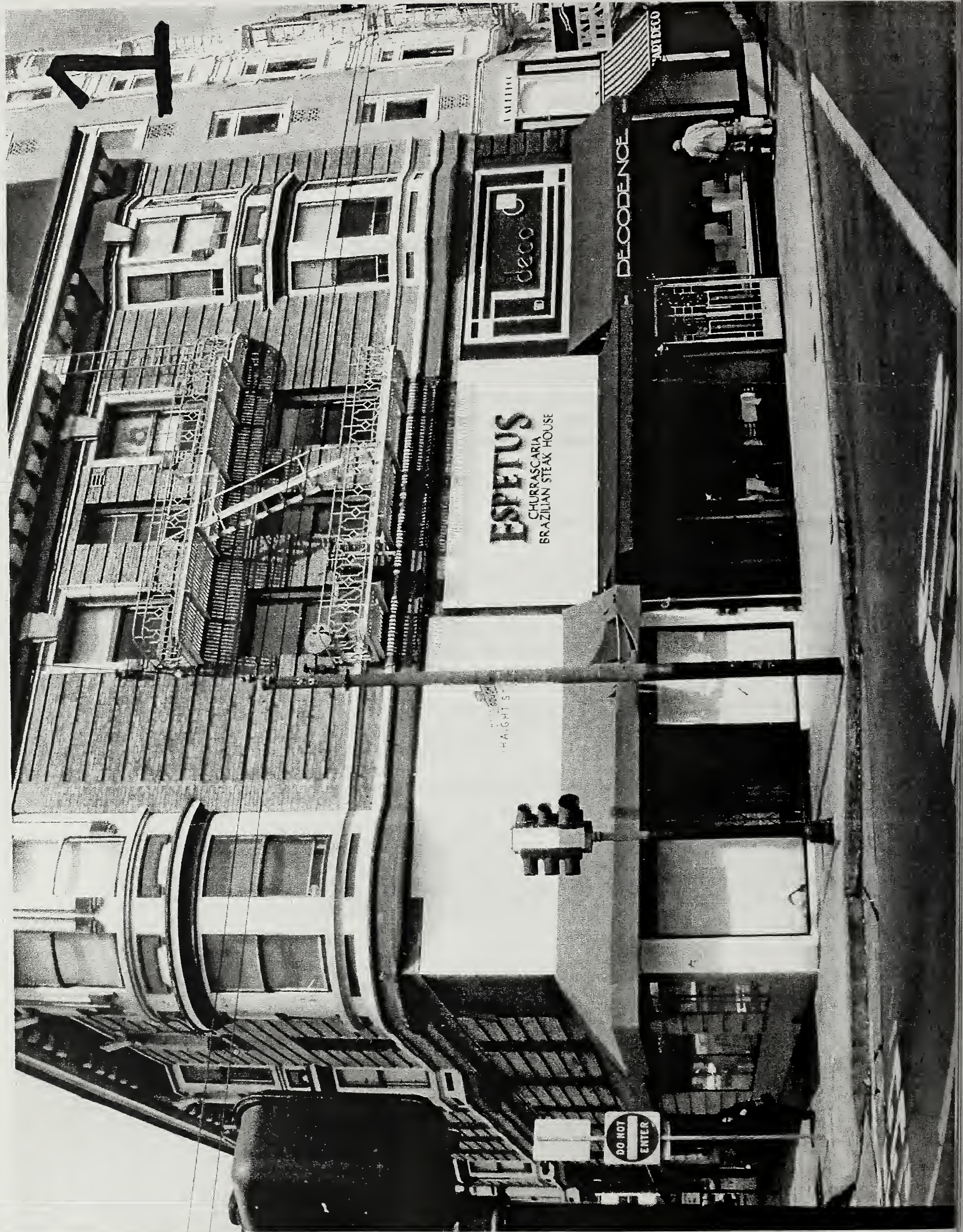
11/09/2005 04:02 PM
To "said-jon" <said-jon@lowneyarch.com>ccinfo@espetus.com cc "'Michael Li'" <Michael.Li@sfgov.org>, 'NannieTurrell'<Nannie.Turrell@sfgov.org>
Subject
Re: 1684-1698 Market Street

For purposes of my review in the CEQAprocedures, the project now looks good, and I feel we can now say that it meets the Secretar of the Interior Standards.

To"'Adam LightLight'" <Adam.Light@sfgov.org>, cc "'Nannie Turrell'" <Nannie.Turrell@sfgov.org>, "'Michael Li'" <Michael.Li@sfgov.org>
<info@espetus.com>
Subject
1684-1698 Market Street

Hi Adam, Attached is sheet A2.1, proposed Exterior Elevations (8.5x11). The changes reflect your latest comments, via email:The windows on the ground and second floor show our new proposed windows. We will retain, repair or replace in kind (if necessary) all existing exterior windows. Thanks and I look forward to hearing from you.

said-jon eghbal
lowney architecture | 1440 broadway, suite
715 | oakland ca 94612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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0682E -- 1812 Pacific Avenue

Project Location: 1812 Pacific Avenue; between Franklin and Gough Streets
Assessor's Block and Lot: Block 0576; Lot 010
City and County: San Francisco

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116/05

Description of Nature and Purpose of Project: The proposed project entails the demolition of an existing 1-story, 12-foot-high garage and construction of a 3,500-square foot (sq ft), 40-foot-high, 3-story, 2-unit residence with off-street parking for two vehicles. The existing 1,054-sq ft garage is an accessory to, and abuts to the east, an 1891 Queen Anne Victorian multi-family dwelling listed in the *Here Today* register. The garage structure's date of construction is unknown. A new basement parking facility has been constructed under the Queen Anne house, replacing the two-vehicle capacity that would be lost as a result of demolition of the garage. Both existing structures share the same lot and are set back 12 feet from the lot line. The site, on the northern side of Pacific Avenue, approximately mid-block (Assessor's Block 0576, Lot 010), is a rectangular parcel of 7,679 sq ft within the city block bounded by Pacific Avenue to the south, Gough Street to the west, Broadway to the

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Scott Adams, AIA 415-717-4580, representing Westcoast Realty

EXEMPT STATUS:
X Categorical Exemption Class 1 and Class 3; [State Guidelines, Sections 15301(l)(4) & 15303(b)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

December 16, 2005
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Scott Adams, Project Sponsor
Glen Cabreros, Planning Dept
Robyn Tucker, Pac. Ave. Task Force
Denise Lieberman, Flynn Investments
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board 1660
M.D.F

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north, and Franklin Street to the east. The new structure would consist of two three-story, 3-bedroom residential units, one fronting Pacific Avenue, the other facing the rear yard. Both units would be accessible from Pacific Avenue. The Pacific Avenue-facing unit would be 1,714 sq ft. The rear yard-facing unit would be 1,788 sq ft. The project site, located in the Pacific Heights neighborhood, is zoned RH-2/RM-3 (Residential, House – Two Family/Mixed Medium Density) and is within an 80-A Height and Bulk District. The proposed project would require an exception for rear yard requirement.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff first had to determine whether the existing building proposed for demolition was a historic resource as defined by CEQA. Planning Department Preservation staff, upon conducting a historic resource evaluation, determined that the subject structure, a two-car garage of indeterminate construction date, was not a historic resource. Specifically, the evaluation found the existing garage to be neither historically or architecturally significant (see attached Historic Resource Evaluation)[1].

The site of the existing garage, which abuts the historically-significant building (hereinafter referred to as "Queen Anne"), was then evaluated with respect to the proposed project to determine whether the design, bulk, and massing would impose an impact on the historic resource via its relationship to the Queen Anne. Upon evaluation, the Planning Department determined that the integrity and character of the Queen Anne would not be compromised by the character, appearance, or siting of the proposed new building.[2]

Further, the Planning Department found the proposed project to be in conformance with the U.S. Secretary of the Interior's Standards for construction of new properties so as to not detract from the integrity a known historic resource. Key to this determination was the Preservation staff's finding that the proposed project would be (1) of an unobtrusive and articulated design; (2) set back from the front property line in excess of minimum Code requirements, so as to preserve the Queen Anne's streetscape dominance; and (3) constructed of quality materials, including wood and limestone.[3]

Because the existing garage is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(4), or Class 1, provides an exemption for demolition of an accessory structure such as a garage. The proposed project would involve the demolition of a 1,054-sq ft two-vehicle garage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also entail the construction of a 3,500-sq ft, three-story residential structure with two dwelling units above a garage containing two parking spaces. CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3.

---

[1] Memorandum from Mat Snyder, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. December 8, 2005.

[2] Ibid.

[3] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1812 - 1814 Pacific Avenue
Block: 00576 Lot: 010
Case No.: 2005.0682E
Date of Review: December 8, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Scott Adams, AIA
Company:
Address: 949 Via Casitas, Greenbrae, CA 94904
Phone: 415.717.4580

Owner
Name:
Company: West Coast Realty
Address: 276 Mallorca Way
Phone: 415.902.0000
Fax:

PROPOSED PROJECT
☒ Demolition (of garage structure)
☐ Alteration

Project description:
The proposal is to demolish a non-historic garage structure and construct a new structure that shares the lot with 1812-1814 Pacific Avenue, a Queen Anne Victorian apartment building that was included in Here Today (p. 284)

Pre-Existing Historic Rating / Survey
Here Today; 1976 Survey "3" rating

Historic District / Neighborhood Context

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☐Unable to determine
- **Architecture:** or ☐Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The above subject property is considered a historic resource for the purposes of CEQA as building that was included in the Here Today survey. Staff does not consider the accessory garage structure as a defining feature of what makes the property historically significant, nor does staff consider the garage structure historically significant in its own right. The garage structure is not on the Historic Sanborn Maps until after 1915, well after the construction date of the house. It should be noted that the house features a blind wall that once abutted another similarly sized house (according to the 1913 Sanborn Map). Therefore staff believes that constructing a new structure along the blind wall is architecturally consistent with the original design of the house.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: .

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
  ☒ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: The proposed new building would be three-stories over garage. The façade design would be composed of a regular series of vertically oriented wood windows with the two lower stories articulated by a wide gentry curving bay. The upper floor would be setback and feature an eyebrow canopy that would match the curve of the lower two stories. Staff believes the design meets the Secretary of Interior's standard. Most importantly, it is setback at the front (further than required by Code) to not interfere with the side sightlines to 1812 Pacific, most specifically, its character defining turret. The new building's articulation is vertical oriented to match the general proportions of Victorian fenestration patterns while being contemporary in style. The design of the new façade appears to use quality materials including wood windows and trim, and limestone for the front steps.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 12-8-05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

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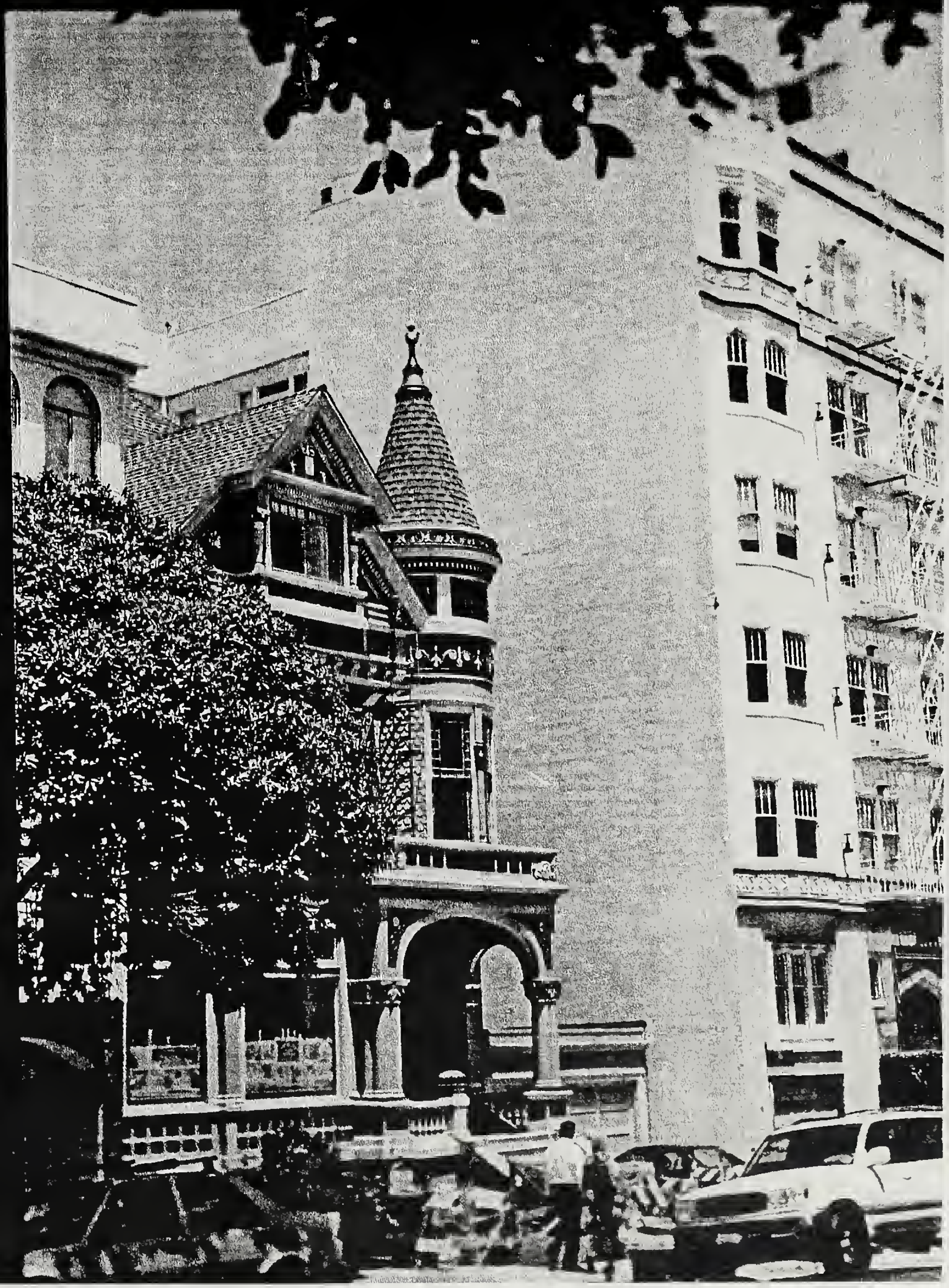

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12/22/05

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0290E: 350 32nd Avenue
Location: East side of 32nd Avenue, between California and Clement Streets
Assessor's Block 1402, Lot 032
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would demolish an existing, approximately 1,010-square-foot (sq.ft.), single-family home, and construct a new two-unit, approximately 5,739-sq.-ft. residential structure. The existing single-story-plus-attic building on the project site is approximately 18-feet-3-inches tall and includes no off-street parking. The existing building is two stories at the rear due to the slope of the lot. The proposed new three-story building would be approximately 35-feet-tall (three stories), and would include two, independently accessible off-street parking spaces. The proposed building would be four stories at the rear. The proposed structure would include one, three-bedroom dwelling unit (at the first, second, and third floors) and one, three-bedroom dwelling unit (on the third and fourth floors). Access for parking would be on 32nd Avenue. The existing building on the project site was constructed in 1914. The approximately 3,118-sq.-ft. project site (Assessor's Block 1402, Lot 032) is located on the east side of 32nd Avenue, about 300 feet north of Clement Street, between Clement and California Streets. The site is zoned RH-2 (Residential, House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Kotas/Pantaleoni Architects, (415) 495-4051), for James Argo, Project Sponsor

EXEMPT STATUS:

X Categorical Exemption (State CEQA Guidelines Sections 15301(l)(1), and 15303(b)), Class 1 and Class 3.

REMARKS: See reverse side .

Contact Person: Carol Roos   Telephone: (415) 558-5981

Date of Determination:

December 22, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rich Cooper, for

Paul Maltzer
Environmental Review Officer

cc: Kotas/Panteleoni Architects, for Project Sponsor
Glenn Cabreros
Moses Corrette
Historic Distribution list
V. Byrd/MDF/Exemption/Exclusion File/Bulletin Board

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REMARKS :

In evaluating whether the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building on the project site is not an historical resource as defined by CEQA.[1] The building is not included in any survey or inventory. According to the attached planning staff memorandum, while the existing building retains architectural integrity from the time it was built in 1914, it lacks significance required for listing in the California Register, and is not a resource for the purposes of CEQA. The building is located on a block face that is dominated by three-story residential buildings including both single-family and apartment buildings erected between the 1920's and 1960's. The opposite side of the street consists of a shopping mall constructed in 2002, and a small residential court from the 1950's. No eligible historic district is identifiable in the area surrounding the site. In view of the above, Department preservation staff concluded that this building does not qualify for listing in the California Register, either individually or within a district context. According to research performed by the project sponsor's architect, at the request of the Planning Department[2], the existing structure is a two-story wood frame structure over a concrete foundation, with no parking garage. The roof is shingle and the exterior walls are plaster/stucco. The building's first floor is below the front street level without exposure to natural light and ventilation at the front. There is no internal stair to the first floor. Instead, one exits from the rear deck in order to enter the first floor. Thus, entrance to the first floor is from the rear only. This one-story-plus attic building is adjoined on the south by a two-story-above-garage contemporary/modern multi-unit (about 16 units) apartment building and on the north by a two-story-above-garage residence. The existing building is set back about 2-feet-9 and ½ inches from the front property line, behind two small hedges, compared to its two neighbors which are not set back from the front property line. The building was constructed in 1914, by owner Thomas Waymark. The contractor was Peter Leonard. The Friel family owned the house until 1956, when it was sold to the Argo family, the present owner. Permit applications for the existing building appear limited to an application to install a flue in 1937, and a permit issued in 1955 for repair of wood and stucco, a concrete retainer, footings for partition walls on the first floor and replacement of a damaged garden. In 2002, J. Argo applied for and received an electrical permit. There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register, nor is there any evidence of historically significant events associated with the building.

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family residential building and therefore would be exempt under Class 1.

As discussed above, the proposed project would also involve the construction of a 5,739-sq.-ft. three-story (two-story-above-garage) residential structure with two dwelling units. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in urbanized areas. The proposed building would be a duplex. Therefore, the proposed construction is exempt from environmental review under Class 3.

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[1] Memorandum, Historic Resource Evaluation Response, 350 32nd Avenue, N. Moses Corrette, Planning Department preservation technical specialist; November 14, 2005. This memorandum is attached.

[2] Historical Resource Evaluation Request, Supplemental Information for Residential Demolition Applications, prepared by Jean Won, Kotas/Panteleoni, Architects for the project; no date. This document is attached.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historical resource under CEQA and, therefore, the proposed project would not have a significant effect on historic resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Carol Roos

Project Address: 350 32ND AVE
Block: 1402 Lot:32
Case No.: 2005.0290
Date of Review: November 14, 2005

Planning Department Reviewer:
N. Moses Corrette
415-558-6295
Moses.Corrette@sfgov.org

Preparer / Consultant
Name: Jean Won
Company: Kotas/Pantaleoni Architects
Address 70 Zoe Street, Suite 200, SF CA
Phone:415-495-4051
Fax:415-495-6885
Email:Design@kp-architects.com

Owner
Name: ARGO JAMES W
Company:
Address: 350 32ND AVE
Phone:
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
Demolition of a single-family dwelling and construction of new 2-unit, 4-story building.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
The building is located on a blockface that is dominated by three-story residential buildings of both single-family and apartment buildings erected between the 1920s and 1960s. The opposite side of the street consists of a shopping mall erected in 2002 and a small residential court from the 1950s. No eligible district is identifiable surrounding the site.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Notes: This building does not qualify for listing in the California Register either individually or within a district context.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

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3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

Notes: This building retains architectural integrity from the time it was built in 1914; however it lacks significance required for listing in the California Register, and is not a resource for the purposes of CEQA.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date: 11/16/05

Enclosures:

- Historical Resource Evaluation
- Photographs

Cc Recording Secretary, Landmarks Preservation Advisory Board
MEA Historic Resource Impact Review File

Historical Resource Evaluation
350-32nd Avenue
March 16, 2005

1. Project Description

The property was constructed in 1914 as a single family home in the "Simplified Neoclassic Rowhouse" style. The property is a two-story wood frame structure over a concrete foundation with no parking garage. The roof is shingle with plaster walls (stucco) all around the exterior. The building's first floor is located below the front street level with no exposure to natural light and ventilation at the front. There is no internal stairway to the first floor. One has to exit from the rear deck to enter the first floor. Entrance to the first floor is from the rear only. The building is set between a three-story 16-apartment building in the modern style and a three-story Mediterranean style house.

2. History

According to City Records, the property was constructed in 1914 as a single family house. The contractor for the property was Peter Leonard. The original owner is Thomas Waymark. Then, the Friel family owned the house until 1956 when it was sold to the Argo family. We researched all the owners and tenants of the property and were unable to find any significant historical events or persons associated with the property.

3. Construction History

The property was constructed in 1914 by owner, Thomas Waymark. The contractor for the house was Peter Leonard. An application for an installation of a 5" Johns-Mansville flue was applied for in 1937 by G. Friel. In 1955, E. Firel obtained a permit to repair the rotting wood and stucco, install a concrete retainer, install footings for partition walls on the first floor and replace damaged garden. In 2002, J. Argo applied for an electrical permit. Copies of all building permits have been included with this evaluation.

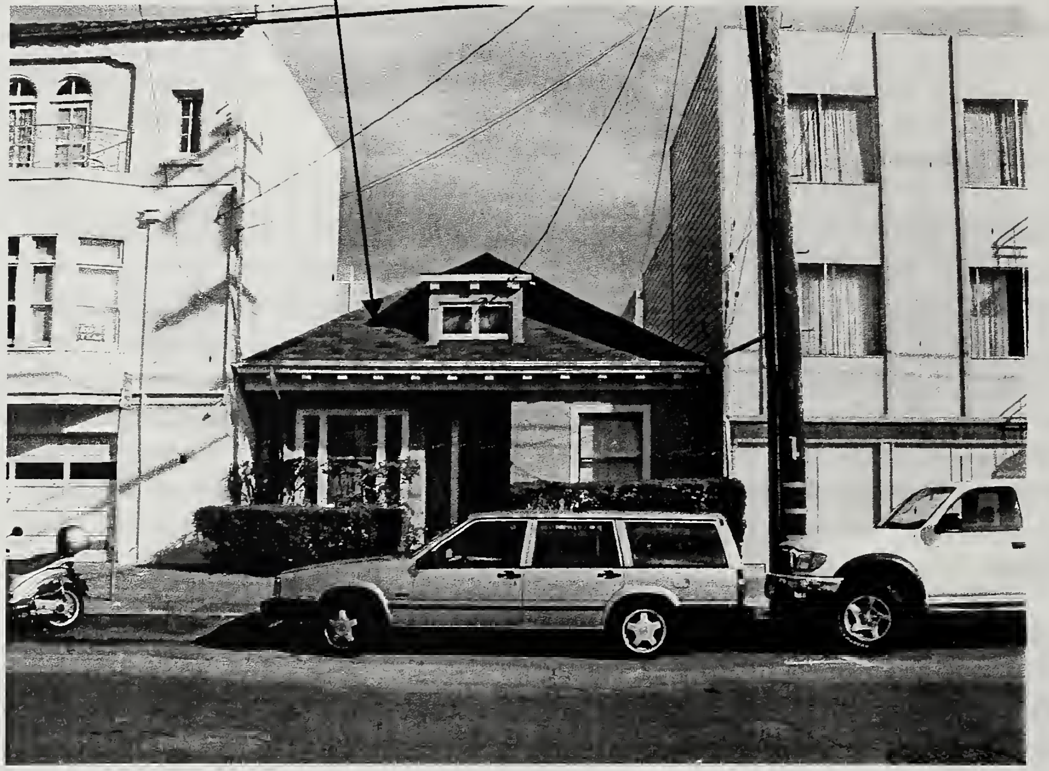
4. Photographs

Have been submitted and are included with the evaluation

5. Other Information

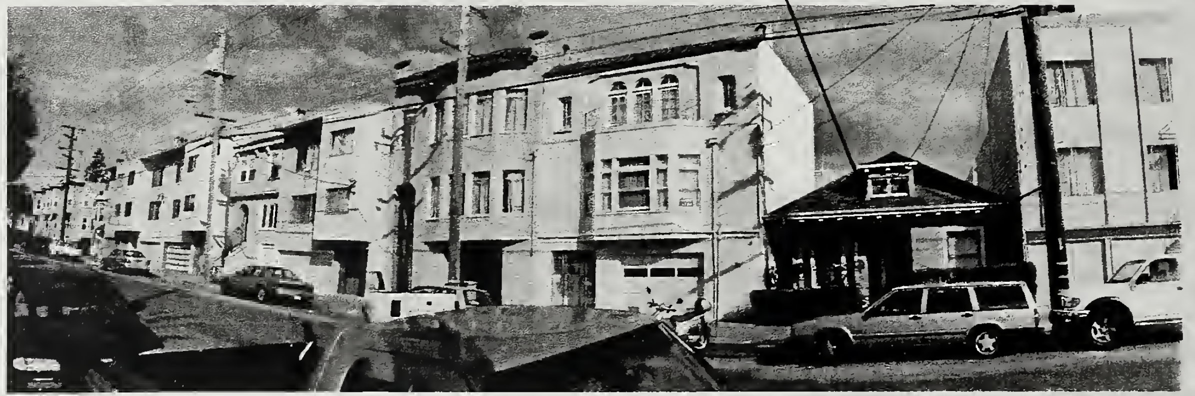
We were unable to find any more information that helps to determine whether the property is an historic resource.

Subject property



front elevation at 32nd Avenue *(view from across the street)*

subject property



front block face *(view from across the street)*

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
415-558-6378

DIRECTOR'S OFFICE
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FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0699E – 1062 Mississippi Street

Project Location: 1062 Mississippi Street; at 25th Street
Assessor's Block and Lot: Block 4224; Lot 024
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the restoration of an existing two-family residential building, constructed circa 1900, consisting of a third-floor 3-bedroom (BR) dwelling of 1,240 square feet (sq-ft), a second-floor unpermitted 1,230-sq-ft studio apartment, and a 465-sq-ft ground floor garage for one vehicle. The renovation project would strengthen the building's foundation and structural integrity, and would convert a deteriorating, illegal studio apartment to a 1,230-sq-ft 2-BR unit. The garage would maintain its existing area but would be reconfigured (two load-bearing walls relocated and an additional vehicle access door added) to accommodate one additional car. The existing single-family residence is set back 10½ feet from the front edge of the lot line. The site, on the western side of Mississippi Street, is situated one lot (100 feet) to the north of the southeast corner lot at 25th Street. The lot is a rectangular parcel of 2,500 sq-ft within the city block (Assessor's Block 4224; Lot 024) bounded by Mississippi Street to the east, 25th Street to the south, and Texas Street to the west (the block has no northern street border). The project site, located in the Potrero Hill neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Troy Kashanipour, 415-431-0869, representing Cameron Bamberger

EXEMPT STATUS:
X Categorical Exemption, Class 1 [State Guidelines, Sections 15301(l)(a) & 15301(d)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-558-5968

December 23, 2005
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Troy Kashanipour, Project Sponsor
Ben Fu & J. Battis, Planning Department
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
M.D.F.

DOCUMENTS DEPT.
DEC 28 2005
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PUBLIC LIBRARY

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department staff determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a one-story cottage. Planning Department's Preservation staff found the structure to have no historic significance of associated events, persons, architecture, or information potential[2]. According to a supplemental historic information submittal prepared by Troy Kasnanipour, the project sponsor, both the interior and exterior of the building have been extensively modified. On the outside, little of the original ornamentation and moldings remain. The original entryway and front porch have also been relocated. Interior renovations of different styles and periods are also evident.[3]

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. Owners include some twelve individuals between 1910 and 2005. The earliest title records date to 1910, revealing as owner one Karl Gustav Adolph Henoch, who resided at the premises through 1938 when it was sold to one F.F. Chitka. The property was sold again in 1949 to one Charles Goodwin, who made the dwelling his home for the next ten years. Between 1949 and 2005 there were nine individuals and several property companies that owned the property, suggesting the dwelling was used as rental income. A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found, and the building is not located within a know potential historic district.

Because the existing building is not considered a historic resource under CEQA, and is not located within a historic district, its modification or alteration would not result in an effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption for interior or exterior alterations involving such items as interior partitions, plumbing, and electrical conveyances. The proposed project includes the development of a second floor 1,230-sq-ft dwelling unit and the remodel of a third-floor 1,240-sq-ft dwelling unit, including relocating a laundry room and a kitchen remodel. Modifications to the exterior of the building would include the relocation of windows and the addition of a second garage door. Therefore, the proposed alterations are exempt from environmental review under Class 1.

The proposed project would also entail restorative work necessary to stabilize the structure through a new foundation, retaining wall, and steel beams within the garage area. CEQA State Guidelines Section 15301(d), also Class 1, provides an exemption from environmental review for the restoration or rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety. Therefore, the proposed restorative construction work is appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a

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[1] Memorandum from Mark Luellen, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. December 20, 2005

[2] Ibid.

[3] Supplemental historic information submittal, 1062 Mississippi St, San Francisco, Calif. Prepared by Troy Kashanipour, August 25, 2005. This document is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0699E.

REMARKS (Continued):

reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1062 Mississippi Street
Block: Lot:4224/024
Case No.:2005.0699E
Date of Review: December 19, 2005

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Troy Kashanipour
Company: Troy Kashanipour Architecture
Address 2325 3rd Street Suite 413
Phone: 431-0869
Fax:
Email:tk@tkworkshop.com

Owner
Name: Cameron Bamberger
Company:
Address: 1062 Mississippi Street
Phone: 415 920-8221
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:

Project proposes to modify the existing first floor to create a new dwelling unit. The existing first floor is unoccupied space. The modification would add additional windows to the Mississippi Street elevation and rear façade. A retaining wall previously permitted in the back yard will create an outdoor patio which terraces up to meet the rear yard grade. The modification will not change the foot print of the building. Second level modifications include replacement of the windows with new windows to match the existing, addition of French doors at the dining area, moving of the laundry room, and creation of a pantry. Additional second level renovation includes remodeling the kitchen, bathroom, and repair of interior finishes. Garage level modification includes addition of a steel beam to create adequate headroom.

Pre-Existing Historic Rating / Survey

None

Historic District / Neighborhood Context:

The area contains older housing stock but the area does not it does not constitute a historic district.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

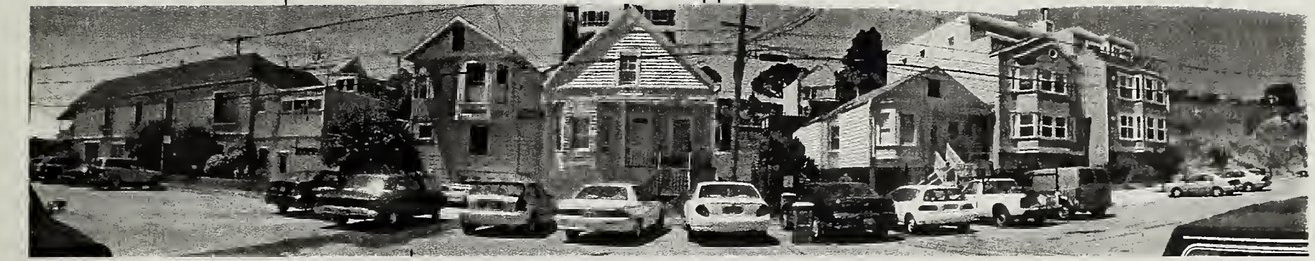
☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature ________________________ Date: 12-19-05
Mark Luellen, Preservation Coordinator

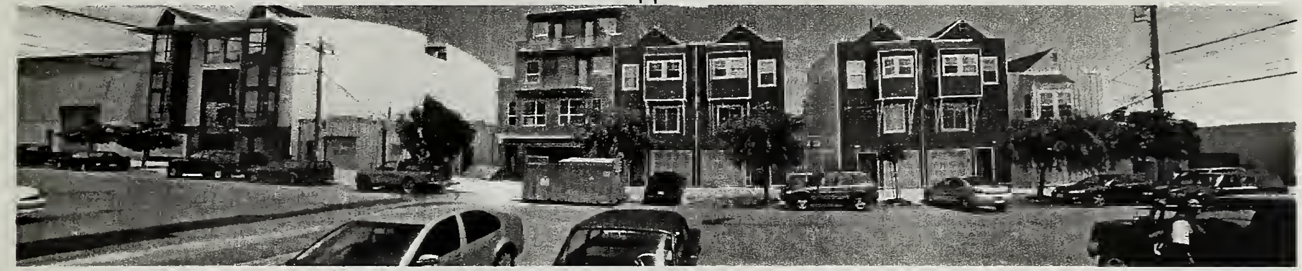
Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

Panoramic Photo 1 shows the West Side of the Mississippi Street



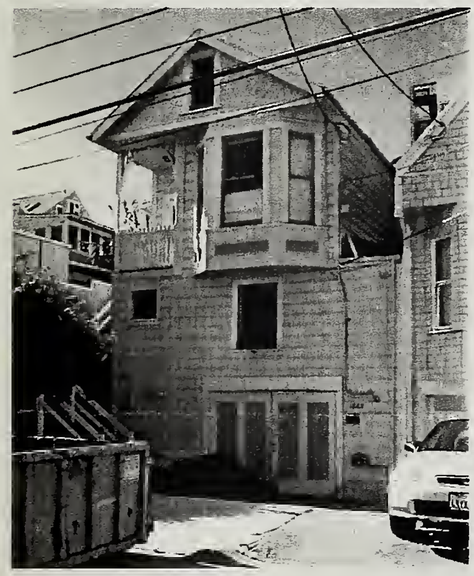
1500 25th 1062 1060

Panoramic Photo 2 shows the East Side of Mississippi Street

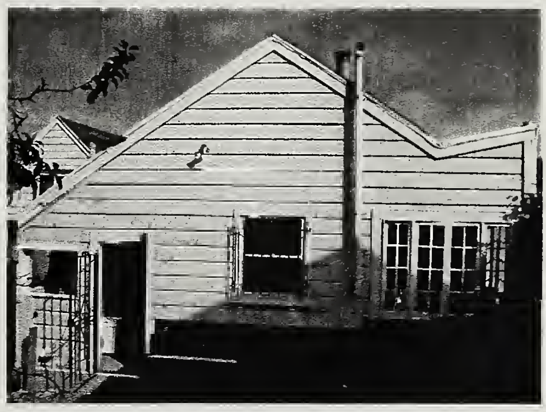


1047 1057 1087 1099

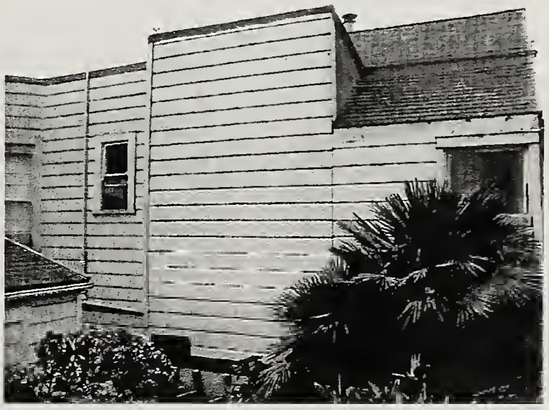
The front facade of 1062 Mississippi:



The rear façade:



North Side Elevation



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